

ROBIN HOOD AND THE SHERIFF OF NOTTINGHAM

(see Malone Society Collections, i. 123)

If such boldness be allowed one might perhaps complete the poem somewhat after this manner :

Robin enters disguised.

Robin. holde þ^a here, syr Sheryffe,
- Robyns hede, by my lyffe! *Shows the severed head.*
Sheriff. Now take þ^a golde and fee,
syr Gwyne, wellcume mote þ^a be!
Robin. golde and fee wylle I none,
but yon outlawe alone. *Points to Little John.*
Sheriff. take hym lyghtlie to thy wylle,
thogh þ^a hys lyffe spille.

*Robin goes to Little John, cuts his bonds, and puts a bow
in his hand.*

Robin. Now haue this bowe intill thy honde;
by thy syde I take my stonde!
Sheriff. owt alas, we be fordone,
Robin Hode is vs vpon! *They fly.*
Little John. Now do they runne for drede:
syr Sheryffe, þ^a art but dede!

Little John shoots the Sheriff as he runs away.

Friar Tuck. by Xst, this was welle wroght;
gode Robyn hath his menye boght!

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Mar. 1914.

W. W. Greg, *Gen. Ed.*

BLACKFRIARS RECORDS

a

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PREFATORY NOTE

In the article which I contributed to the *Jahrbuch der Deutschen Shakespeare-Gesellschaft* for the year 1912 I advanced the view that it is possible, through a closer comparison of the premises leased by Farrant with the premises bought by Burbadge, to acquire a new and more precise knowledge of Shakespeare's Blackfriars, and I announced, at the same time, my intention to discuss this point 'in another article to be published later on' (p. 91); for when I wrote this I was persuaded that a review article was all that was needed to prove my assertion. I have, however, now come to the conclusion that it is necessary to publish a fuller selection of documents *in extenso*, in order to provide a sure basis for all future discussions.

Such then is the aim—and the only aim—of this volume. For it does not purport to give the whole history of the Blackfriars Theatre. It simply offers a selection of such documents which are sufficient to locate Shakespeare's Blackfriars and to show its relation to the earlier theatre conducted by Farrant—a point of sufficient importance in itself to deserve a separate study.

In accordance with the practice of the Malone Society I have endeavoured to reproduce the documents as nearly in type-facsimile as typography will permit. I do not flatter myself that I have succeeded to the utmost of my desire. Most of the documents printed belong to a period when the scribes practically followed no rules, especially as regards abbreviations; and, in many cases, I have been obliged to make a limited number of types do service for an endless variety of written signs. But this could not be helped, and I can, at least, vouch the accuracy of this publication in the matter of spelling and punctuation, for all the documents which form the text have

PREFATORY NOTE

been corrected by the originals. This it has not been possible to do for the documents given in the terminal notes; but all my transcripts have been collated with the originals before the writing of the notes, so that I can answer for their accuracy.

In conclusion, I beg to return my best thanks to Lieut. and Mrs. More Molyneux McCowen, the present owners of the Loseley Collection, for kindly renewing the permission which the regretted Mr. More Molyneux granted me, several years ago, to search and use the Loseley MSS. as I thought fit. I feel much gratitude to Mr. R. A. Roberts and Mr. A. E. Stamp, of the Record Office, for the exceptional arrangements made by them, which facilitated my study of the documents when they were sent up to the Record Office for inspection, and also to Mr. Theodore Craib, the Librarian, who carried out these arrangements in the most obliging manner. I am conscious I have trespassed upon his working hours more than once since the year 1906, when I began to work on the Loseley Collection, but the fault lies with him, for his patience has been, all that time, inexhaustible.

I wish also gratefully to thank Mr. E. K. Chambers for the part he has taken in this publication, and for his assistance while the volume was passing through the press. I owe to him many a valuable suggestion and several additions, which the reader will find distinguished from my own notes by the initials E. K. C.

ALBERT FEUILLERAT.

BLACKFRIARS RECORDS

SECTION I

A GENERAL SURVEY OF THE CONVENTUAL BUILDINGS

I

[*Loseley MS.*, No. 390. This document was drawn (*c.* 1555–6) in answer to the petition of the inhabitants of Blackfriars, who complained that Sir Thomas Cawerden, the then Master of the Revels, had defaced the parish church of Saint Anne and pulled down the roof (cf. J. Greenstreet's article in *Athenaeum*, July 17, 1886). It gives a list of most of the persons who were granted lands and houses in the dissolved priory, and on that account it is indispensable in order to limit that part of Sir Thomas Cawerden's property in which Burbadge's theatre was situated.

The original is divided into four columns, and the text is distributed in the following manner:—

[A]

vidit

[B]

[C]

xixⁱⁱ

[D]

[E]

This arrangement it has not been found possible to preserve.]

BLACKFRIARS RECORDS.

[A] A vewe of y^e Inheritaunce & possessions
 of the same howse & wⁱn y^t p'sinct pur-
 chasyd by dyūs ps ons breefely Declaring
 the pties names w^t y^e plac^s & pcells pur-
 chasyd. Compiled vpon Complaynt & sug-
 gestion of c'ten the enhabitant^s that there
 was a pish church wⁱn the seide p'synt &
 ffryars./ and for y^t vpon denyall & manifest
 disproofe of y^e same not only bycause the
 complaynantz colde not verefy it by thaproo-
 fe of any pson vicar curat or incubent
 Clerk or sexten wagid or resyant therpon
 or any comon bell to call the pish together
 or other cyrcustancy insydent to a pish
 Church or any fowndacon^s the same sup-
 porting or establishing. but allso for that
 the contrary is vpon search of the recordes
 of y^e fyrist ffrutes & tenthes & other p'sy-
 dent^s in the xchecquerto be fflownde apparant
 & by other dewe prooфе to be Iustified vpon
 ferther tryall it faleth owte that any such
 churche as nedefully behoooveth to be there
 erected must be bylded & fflowndid by the
 inhabitant^s wⁱn that p'sinct & at theier cost^s
 & charges w^{ch} wilbe pision^s of y^e same
 and enioye any benyfyt^s of the devine s^uise
 there mynistrē besydes the Auctoritic
 therto & an incorporacon^s to be pcured for
 the stablishment of the same. So that for
 the more egall devysion of the charges of
 the ereccōn and edfyeng of y^e church
 Herevnd^s is by estimacion^s sett owte what
 pporcon^s of ffee symple hath ben purchasyd
 & now is in the sewall tenures of the ffree
 holds there for Approbacōn & apparaunce
 whoe ought to be contrybutory to y^r burthth of

vicit/

[B] The bishopp of Ely in the right of him
 M^r blackwell hath y^e prio^rs lodging, the
 couent garden w^t other lands & tenements
 there w^t thupp pte of y^e quier pte of y^e
 Dorter pte of y^e Chapt^r howse the vestry
 and other howses of office worth by yeare
 The lorde Cobhm hath his howse and
 gadens w^t many fayer greate Edifices &
 c'ten londs & tenemēts worth by yere
 The lorde warden hath his howse & gardē
 w^t c'ten londs & tenemēts worth by yere
 S^r M^r Ierninggam fee chamberlayen to
 the qwens hyghnes hath his howse the
 greate and vpper liberary y^e halfe of the
 nether libary y^e sowth Clowester & Clowes-
 teryarde the ffermery the brewhowses y^e
 backhowse & y^e stable w^t c'ten gardins
 worth by yeare besydes other edefics which
 he holdeth ar not graunted by any fres
 patenty

The lady graye hath by the right & pur-
 chas of one harres and polgressm a pte
 of the vnder libary a pte of the Dorter
 the common skoolchowse the puinshially
 lodging the greate stone howse being a
 storshowse The common priue and the
 hill gardens w^t diuers other lands rēts &
 tenemēts worth by yere

The ladi perrin hath her howse & gardē
 w^t other tenemēts worth by yere

S^r philipp hobby hath a howse & a garden
 worth by yere

S^r George Harpar hath his howse & gardē
 & oþer tenēt worth by yere

M^r Tate hath a howse & c'ten gardens
 worth by yeare

The possessions of
 y^e seid late ffiryars
 purchasyd of king
 Henry & king
 Edward before the
 remayne of y^e hole
 presynct was
 granstyd to S^r
 Thoṁs Cawerden
 viðz

BLACKFRIARS RECORDS.

M^r parris hath a howse & gardene worth
by yeare
parson Allyn preeste hath lands & tene-
menty worth by yeare
M^r willm Moore hat a howse & garden
woorth by yeare
M^r Kyrkhm holdeth a howse and c'ten
gardens worth by yeare
M^{rs} lewcas alias knighte holdeth a howse
& garden worth by yere
ffrauncy gardin hath a howse & a garden
worth by yere
peter hosyer hath a howse and gardens w^t
dyūs lands rents & teū worth by yere
Nycolas Crotcher extronom hath dyūs
lands rents & tenemēty worth by yere
Oū & besydes theire ffreedom of y^e p've-
lidge Enioyed therby.

[C] S^r Thom^s Cawerden hath but the
remayne that was lefte vnsowlde by
y^e seide late King^s with the liberties
and ryallties of y^e p'synct of the seide
ffryars w^{ch} allso he had only for and
in recompence of a greate som of
mony by him disbursed vpon warrant
and Commaundement of all which
portion to him so graunted (when it
cam to his hands) was mansyonable
but only one howse in y^e tenure of
Iohn Barnard wh'of during barnards
lyfe he had no benefytt & one howse
in the tenure of Thom^s Phillipps for
w^{ch} he new had rente & yet was fayne
to purchase prior quondm^s estate
therin ij little Tenements olde and
ruinus worth by yere xl^l and the
residew waste grownde or not man-
cyonable the hole worth then by the
yerc as was delyāyd by valure

xixⁱⁱ

The Remayē
Lefte vnsolde
by the seid Kings
was grauntid
to S^r Thom^s
caw'den.

[D] Vpon which pcells ar bylt to his greate costes & charges besydes his owne lodgings above xx^t mansyon howses wherin ar by estimacōn above iijij people the buylding wherof hath coste & doth stande him in one waye & oþer in above xiij cⁱⁱ & what soeþ he hath of yerely reuenu at this p'sent^y was by reason of his owne bylding only barnards howse & ij little tenemēty excepte/whereas the other possessions in the tenures of the ffree holders were for the moste pte redy byldid to theire hands or else y^e founde them in such sorte as thalteracōn of any pte therof stooide them in little chargy.

[E] So by comparison & conserment of y^e p'miss^y appereth that y^e possessions ffirst purchasyd of y^e seide late kinges & before theire maiesties graunte of the hole presynct & liberties to S^r Thoñs Cawerden is more then iiij^{or} tymes so much in space and quantite then the porcōn of the seide S^r Thoñs Caw'den notw^tstanding that y^e cheefe Substance of y^e same he hath bilded allmost ffir from the grownde & moste vpon vacant places./ so that in righte and Concyence he owght to be Contributory but to a smale pece of that burden in respect of the Reste.

Neûtheles y^e seide S^r Thoñs Cawerden of his owne meere mosion abowte iiij^{or} yeares paste went abowte at his owne pp costes & charges to erect a Church sufficient for thenhabitantes & had Appoynted grownde for the church & church yarde in place convenient & p'pared his stuff in Aredines for the same./ And then certen evill disposyd ps ons more of malis to molest him then of any devocion or towardnes to accomplish any good Act (procuring by theire scide lewde & surmised suggestions to cōstrayne him to do it at theire will & pleasures in such place as lyked them being not only much to his hinderaunce but also not in his power to performe) occasyoned him to leave his good purpose & stand to thanswering of there slawndus reportes before the queenes moste hono'able Cowncell at dyuse & sundry tymes wherby the burthen fell in theire owne necckes as aforeseide./

All which notw^tstanding the seide S^r Thoñs Cawerden (being

sythe then called before the seide most hono'able Coñsell by
 theire gentill vsage of him & in respeckt that the patronage
 shulde be in his gyfte: grauntyd to the late lorde chauncello'
 byshop of winchester w^t the reste of the hono'able coñsell
 to giue the grownde for a church & church yarde w^t allso
 Roofe tymber for the same so that theise foreseide ffreeholdes
 w^t Thenhabitātys wolde reare vp the walles to the which graunt
 M^r vicechamberlayne was called & then there grauntyd y^t he
 w^t the lorde cobhm̄ wolde vndtake y^t y^e ffree holders &
 thenhabitants shulde do itt & so ptid w^t thankes & to this
 tyme hath expectyd the same & p'paryd the Roofe therof
 & doth stand and agree to the same yf it wilbe taken wth he
 thinketh Reasonable for his pte/ Thus the tyme on there
 behalfe is tracted & nothing don to the walles as pmise was
 made & yet he bereth the burthen of theire ffaulte.

II

[*Loseley MS.*, No. 393. This document describes that part of the conventional buildings which were leased to Sir Thomas Cawerden in 1548 (April 4), two years before the grant (cf. following document).] •

At the black 'A Surveye of certen Edifices buyldings and
 ffryers besides voyde grounde there taken the xvijth daye of
 Ludgate in Marche in the seconde yere of the reigne of
 London kinge Edwardre the sixte by

A voyde grounde w^t a decayed galerye therin w^t voyde romes
 therunder wheryn owlde tymber and carte wheles lyeth cont in
 lengthe iijxvijⁿ foote abuttinge ageanste Bridewell diche on
 the weste syde beinge in breddethe at that ende lxxiiijⁿ fote/
 abuttinge to the comune highe waye and lane that gidethe to
 the comune highe waye and stayre to the temmes syde on

the Este side beinge in breddethe at that ende ^{xx}iiijxiiij^a foote abuttinge to the lady or M^{rs} harpers garden and also ffrances garden on the Northe side. And to S^r xpōfery Mores garden on the Southe side

A Cuchin yarde an owlde Cuchyn an entre or passage Ioyninge to the same conteyninge in lengethe ^{xx}iiij iiij fote abuttinge to the lane aforseide on the weste side beinge in breddethe at that ende lxvij² fote / Abuttinge ageanste an owlde butery on the Easte side beinge in breddethe at that ende lxxiij^a foote. Abuttinge to M^r Portynarys parler nexte the lane on the Southe side / And to my lorde Cobham^s brick wall and garden on the Northe syde

An owlde buttery and an entrye or passage w^z a greate stayre therin wth Sellers therunder w^z a hall place at the vpper ende of the stayre and an entere there to the ffrater ouer the same buttery all w^{ch} conteyne in lengethe xxxvj² foote and in breddethe

^{xx}iiijxv foote abuttinge to the cloyster on the Este side The Cuchin on the weste side to the lorde Cobhams howse on the Northe syde and on the Sowthe side to a blynd plo^r that my lorde warden did clame

A howse called the vpper frater conteynⁿ in lengethe cvij foote and in breddethe lij foote abuttinge Sowthe and easte to my ladye Kingestons howse and garden / Northe to a hall where the kinges revelly lyes at this p'sente and weste towardes the seide Duchie Chamber and m^r portynaryes howse.

Memo^d my lorde
Warden clamethe
the seide hall plo^r
Cutchin and
Chaumber

A hall and a plo^r vnder the seide frater of
the same lengethe and breddethe / A little
Cuchen coⁿ in lengethe xxijⁱ foote and in
bddethe xxij^a foote abuttinge to the afor-
seide lanc on the weste / towardes the seide
plo^r on the este to M^r portinarys howse on
the northe / and to a waye ledinge to my ladye Kingestons
howse on the southe A little Chamber w^z a voyde rome ther-

under cont^l in lengethe xxvj² fote in breddeth x^a foote abuttinge
weste to the cuchin este to the plo^r northe to M^r portinarys
howse and y^e seid waye to my ladie Kingestons howse sowthe /
w^p iiiij smale Sellers or darke holes therüder

A voyde rome beinge an entre towardes the lytle cytchin and
colehowse cont^l in lengthe xxx² fote and in breddethe xvijⁿ
foote

A Chamber called the Duchie Chaumber w^p a darke loginge
therunder conteyninge in lengthe l. fote and in breddethe xvijⁿ
foote abuttinge este ageanste the north ende of the seide ffrater
abuttinge weste on M^r portinaryes plo^r —— lxvj^s viij^d

III

[*Loseley MS.*, No. 1396, f. 49v. The following survey was made in view of the grant to Sir Thomas Cawerden in 1549–50. It gives a description of the soil and buildings which became Sir Thomas Cawerden's property in virtue of the grant. The letters patent (cf. note to p. 12, l. 21) were grounded upon this survey.]

S^r Thom^s Cawardens A Surveye there taken by me Hughe
pticuler of y^e blacke Losse Esquire the Kinges Ma^t sur-
ffrieres. veyer aswell of his highnes landes
and possessions wthin y^e Countie of
Midelsex as also wthin y^e Citie of London aswell of y^e scyte and
soyle of y^e late Churche of y^e Late black ffriers wthin y^e citie of
London as also of y^e churche yarde Cloyster ledd teyle sclatty
tember, Stone, Iron, and glasse wth certeyne other edificiōs
and buyldingys thereunto belonginge the iijth of Ianuarie Anno
tercio regni regis Edwardi sexti by vertue of a warrant ffrom y^e
right worshippfull S^r Richard Sakefeld knight Chaunceler of the
King^s ma^t Courte of thaumentacōns & revenus of the same as
hereafter ensuethe

that ys to saye /

The said scite and soyle of
y^e late church of y^e Late
blackffriers churche yarde
and cloyster wth certein
other edificōns and ten̄ts
there vnto belonginge
wthin y^e citie of London

The scyte or soyle of y^e said late
churche called the black ffriers
wthin y^e Citie of London wth y^e two
Illes Chauncell and Chappell to y^e
same belonginge cōtēyneinge in
bred ffrome y^e northe church yard
to the South Cloyster lxvj fote
and in lenghe from y^e Lodginge of

John Barne genⁿ on the west end of y^e same churche to the
gardeyne belonginge to y^e mancōn or teñt belonginge to S^r
Anthonye Ager knight on thest ende of the same church two
hundred and twentie fote / the churche yarde on y^e Northe side
of the bodie of the said Churche conteynethe in Bredethe from
y^e said churche vnto a Certain brickwall / The howses teñt and
gardeines in y^e tenure of Peter Hosier and M^r Holte on the

North side of y^e same Churchyarde iiiijx fote and in lenghe from
the howses and teñtys of M^{rs} Pertridge M^r Southcote and the
ankers howse on the west ende vnto a certein wall adioyneinge
to the kings highe waie on thest ende two hundred fote / The
soyle of y^e Cloyster beinge on y^e south side of y^e bodie of y^e said
churche conteynethe in bredethe from y^e bodie of y^e said
Churche to y^e lodgings of the Ladie Kingston on the southside
on the same cloyster Cx fote and in lenghe from y^e wall
belonginge to y^e Lodgings sometyme S^r ffrauncis Brion and now
S^r Anthonie Ager knight and M^r Walsinghē on thest pte to y^e
lodginge of the Lord Cobham and Iohn Barnett on the west pte
A hundred and tenn fote / The Chappitor howse beinge on the
west ende of the said Cloyster conteynethe in lenghe xliiij^{or} fote
and in bredethe xxij fote wth all said soyle or ground is valued
in the whole to be worthe by y^e yere — viij^l

The stones of tharches of the bodie of y^e said churche wth the
windowes walls buttresses and tomes of y^e same churche & the
stones of the quire and of one Chappell on the north side of
the said Churche and also the paveinge and free stone of the
southe Cloyster valued at in the whole

S^m — lxvj^{ll} vj^s viij^d

BLACKFRIARS RECORDS

The sclatty and tyles of Thest Dorter and of y^e southe Dorter wth the tyles that Coverethe the Ruff of a pece of a Chamber now in the tenure of S^r Thom^s Cawarden o^u tholde kitchen in the southe ende of the Lord Cobh^m lodginge valued in thole at

S^m — xjⁱⁱ

The glasse of the same churche aswell wthin the bodie of y^e said churche as also wthin y^e Quere chappell and Cloister valued in thole at

S^m — xlvj^b viij^d

The Iron of y^e same Churche aswell wthin y^e bodie of y^e same as also wthin the Quere chappell and Cloister valued in y^e whole at

S^m — viijⁱⁱ

The tember of the whole bodie of the same Churche wth y^e tembere of the Quere both yeles and also y^e tember of y^e whole Cloister & wth the tember of the south and East Dorters ys valued in y^e whole at

S^m — lxijijⁱⁱ

The contents of y^e whole lead of the bodie of the said churche and y^e Leade of y^e two yeles wth y^e lead of y^e Roff of a vestrie on the northe side on thest ende of the said churche and the lead of a little Roff coniinge the Staiers cominge out of the Churche to the Dorter and also the leade of the whole southe Cloister with a sesterne of leade in the old kitchen conteynethe a Cxij foders dim^l. The whole Contenty of the leade that Con^ethe the ffrater pcell of the said blacke ffrriers and the leade that con^ethe a shedd adioynenge to the said ffrater amovntethe to xvij foder dim^l. e^uye foder of the said leade valued and Rated at Cvⁱⁱ x^b amovntethe in the whole to — viij^c ixⁱⁱ xj^b

S^m totals — viij^c lxxixⁱⁱ iiij^b iiiij^d

The Rent or fferme of a certeyne ten^t wthin the p'cincte of y^e said late blacke ffrriers Called the Ankers howse late in y^e tenure

of S^r Morisse Griffithe Clarke and Archedeokon of Rochester and Rentithe yerelie — xl^b

The Rente or fferme of a Certein teñt wth all and singuler thapp'teñncs wthin y^e p'cincte of y^e said late blacke ffriers in the tenure & occupacōn of Iohn Barnett gesⁿ and Renteth yerelye — iiij^b

The Rent or fferme of two gardeynes wthin the p'cinct of y^e said late blacke ffriers in the tenure of S^r Phillip Hobye knight and Rentithe yerelie — xij^a iiij^d

The rent or fferme of a Little teñt wthin y^e p'cincte of y^e said late blacke ffriers Scituat & beinge oû agaynst the teñt of S^r Thom^s Cheney knight and Lord warden of the Cynctportys in y^e tenure of S^r Robert Kyrkham knight and Rentithe yerelie — xx^a.

One voide grounde wth a decayed gallerie therein, wth voide romes therevnder wherein olde temb^r & Cart wheles tyethe

conteynnge in Lengh iiijxvij fote abuttinge agaynst Bridwell Diche on the west side beinge in bredethe at that ende lxxiiij fote Abuttinge to the comōn highe waie & Lane that goethe to the comōn stayeres to the Thames side on thest side beinge in

bred at that ende iiijxiiij fote abuttinge to M^r Harpper gardeine and also ffrauncis his gardeine on the northe side and to S^r xpōfer Morris gardeine on the southe side / One Kitchyn yarde an olde Kitchyn an Entrie or passage ioyneinge to the

same Conteineinge in lengthe iiijiiij^{or} fote abuttinge to y^e Lane aforesaid on the west side beinge in bredethe at that ende three score fowrtene fote abuttinge to M^r Portinareys parler next the Lane on the southe side and to the Lord Cobham brickewall & gardeine on the Northe side / One olde Butterie & a Entric or passage wth a great staier therein wth Cellers therevnd^r wth a Hawle place at the vpp^r ende of y^e staiers and a entric there to the ffrater oû the same butterie w^{ch} all cōteinethe in lengthe

iiijxv fote and in bredethe xxxⁱⁱ vj fote abuttinge to y^e Cloyster on thest side the kitchyn, on the west side to the Lorde Cobham

BLACKFRIARS RECORDS

howse on the northe side and on the southe side to a blinde parler that my Lord warden did Clayme / One howse called the vpper ffrater conteynethe in lengthe Cvij fote and in brede the Lij fote Abuttinge southe and est to the Ladie Kingston howse and gardein northe to a hawle where the Kingg Revelly Liefe at theis pñs and west towardes the Duchie Chamber and M^r Portinareyes howse / A voide rome beinge an Entrie towardes the Little Kitchyn & Cole howse conteininge in Lengthe xxx^d fote and in bredethe xvij fote, One Chamber called the Duchie chamber wth a darke Lodginge there vnder conteininge in Lengthe L fote and in bredethe xvij fote abuttinge est agaynst the northe ende of the said ffrater and abuttinge west apon M^r portinareys parler all wth p'misses be valued to be worthe by yere — ijij^d vj^d viij^d

p me Hugonem Losse

xvij^d die ffebruarij The Clere yerelye valew of the p'misses—
 A° R^RE vj iiij^d xix^d w^{ch} the Kingg Ma^r by the advise of
 the Lordes his honorable p'vie Councell
 ys pleased & Contented together wth the Leade stone tember
 glasse Iron and other the p'misses above menconed to geve and
 gunt to S^r Thoms Cawarden knight & to his heires wthout any
 thinge yeldinge therefore as by a lett^r from the Lordes of the
 kingg most honorable p'vie Councell dated the xvij^d of ffebruarie
 last to me directed appearethe

The tenure in free burgage

To have the yssues from Michaellmas last

Ry Sakeville.

IV

[In the documents now printed Lord Cobham's house is constantly referred to as being a limit on the north part of the buildings which became the Blackfriars theatre. It is, therefore, most important to ascertain its situation, which is given by the following documents.

Loesley MS., No. 1396, f. 75^v, describes the mansion house which Lord Cobham purchased of King Henry VIII in 1546, and which, in 1632, was sold to the Society of Apothecaries (cf. No. XVI).]

BLACKFRIARS RECORDS

13

The Lord Cobh̄ns
pticulare of his
purchas in the
blakfryers.

pcell Scitus
siue pcinct
dce nup domus
fr̄m p'dicatorū

xxix^{mo} die
Augusti Anno
xxxvij^{mo} R. Ry
h. viij p georgio
Dño Cobh̄n

PCELL terrarū et possessionū
nupdomus fr̄m p'dicatorū infra
Ciuitatem London. /

FFIRMA vnius Tenementys siue
mansionis ībm cum quadam
ffenestra voð le closetwyndowe
ad pspiciend̄ in Ecc̄iam ībm
simull cum omibz Cameris
coquinis promptuað larded
Cellarijs solarijs et omibus
alijs domibus et edificijs cum
conductu aque in dictam co-
quinas gardinū & at Locis
ībm eidem tenemen̄ siue
mansione spectan̄ Que nup
fuerunt in tenura Domine
Iane Guldford et modo di-
miss. honorabili viro Georgio
Dño Cobh̄n p Indenturam
cuius dað est decimo die
Ap̄lis anno Regni Ry henrici
octauj xxvij^{mo} p termino iij
Annorū ex tunc p p sequen̄
et plenað complend̄ Reddendi
inde ad festa Annciacionis b̄te
marie virginis et sci michis
archi equaliter p annū

viiij^d
at ix yers
xlviijⁱⁱ

Theyse ben the fyrist pticulers

Ex p me Thomam Myldmaye Auditore
The ferme of one Tenement and other the
p'misses wthin y^e procynct of the late black-
friers in London by yere Cvj^s viij^d w^{ch}
rentyd at ix yers purchas is —— xlviijⁱⁱ

John Baker / Ry Sowthwell / Edward
Northe /

Ird p Iohem hawbye

V

[*Loseley MS.*, No. 446, describes the tenements granted to Sir Thomas Cawerden which Lord Cobham retained without, apparently, paying the rent due.]

Curia Civitas In libro Arfgionꝫ ibm dñe Regine nunc
Sc̄cij London. Elizab̄ p diuersas psonas debitorꝫ, p diuersis
Annis ffinitis ad ffestū sc̄i Michis Archd Anno
Regni eiusdm Regine vij^{mo} inter alia cont' sic

viz.

Nup domus
fratrū Predi-
catorꝫ in Ciuitate
London.

Wifmodio Cobham pffirma eiusdem
magne Aule p̄padiaceñ domui d̄cidñi
Cobham, ac vnius Aule adiacen̄ d̄ce
Magne Aule, necnon vnius Coquine
vocate the Covent Kychen, duaꝫ do-
muū vocal larders, cū vna vacua
placea ter̄ adiacen̄ ad occiden̄ ptem
d̄ce Coquine, necnon vnius le Gallerie
contineñ in longitudine xl^{ta} pedes, et
in latitudine x^{em} pedes, iacen̄ ad orien-
talem ptem d̄ce Coquine, Ac vnius
pvi gardini duceñ a Coquina p'd̄ca
vsq; magna Claustrū in tenura p'd̄ci
Dñi Cobham, ad
et insolū p xix^{em} Annis ffinitis ad
ffestū sc̄i michis Archd hoc Anno
Septimo Regine nunc Elizabeth,
vnde de Arfgijs

xx
ijij xvijⁱⁱ
ijij^d

Ad quos oneratur de xxxvjⁱⁱ ij^s iiij^d p d̄ca ffirma Edificiorꝫ infra-
scriptorꝫ debita p vij^{em} Annis ffinitis ad ffestū sc̄i Michis Archd
Anno xxxvij^{mo} nup R̄s H. viijⁱⁱ put oñal existit in q̄to possessionū
p'dcāꝫ de eodm Anno. Et tunc deb̄t cxxxiiijⁱⁱ vj^s viij^d vnde
Exonflat hic de iiiij ijⁱⁱ xiij^s iiij^d p ffirma oniū et singloꝫ edificiorꝫ
p'dcōꝫ deb̄t p Sexdecim Annis ffinitis ad ffestū sc̄i Michis
Archī Anno vij^{mo} d̄ce nunc R̄s Elizaþt. Eo q̄d dñs nup Rex,

Edwardus Sextus p̄ ſras suas paten̄ daꝝ apud Westm̄ xij^{mo} die M̄cij Anno nup Regni sui quarto inter alia dedit et concessit oĩa & ſingla Edificia ſup'dca et cetera p'missa Thome Cawerden militi hereði et assignatis suis imp̄m̄ absq; aliquo inde reddendo, vnaçū exitib; inde a feſto S̄ci Michis Archi tunc vltimo p'terito put in eisdem ſris paten̄ Auditori hoc quinto die Auguſti A° 1566 oſtenſy p; Et ſic debt vltra lji xiiij^s iiiij^d

Ex^r p William Fuller Audj

v^{to} Augustij 1566

VI

[*Loseley MS.*, No. 1396, f. 71v. This deed describes a building which was sold by Sir Thomas Cawerden to Lord Cobham in 1554. The situation and dimensions of the 'hall' show that this tenement was the 'hall place' described as above the buttery in Nos. II and III, minus the two rooms in the north section of the building, which, later on, was leased to Richard Farrant. Cf. No. IX.]

The Lord Cobhme his purchas of S^r Thomas Carden in the blakfriers. Thys Indenture made the xxvth daye of the monethe of Apryll in the fyरſte yere of the Reygne of our ſouēyne Ladye Marye by the grace of god of England ffrānce & Ireland queene defcndor of the feythe betwene S^r Thomas Cawerden of Blechynglye in the Countye of Surrye knyght of the one ptye and George Broke of the ryght honorable order of the garter knyght, Lord Cobhm̄ of that other ptye, wytnessythe that the sayd S^r Thomas Cawerden knyght aswell for and in conſyderaçon of the ſum̄ of Lx pounds of good and Lawfull monye of Englond to the sayd S^r Thomas Cawerden by the sayd Lord Cobhm̄ well and trulye to be contentyd and payde whereof the sayd S^r Thomas Cawerden of xl pounds of good and Lawfull monye of England pcell of the sayd ſome of three ſcore pounds knolegith hymſelf to be well and trulye contentyd and payed and of the ſayde ſome of xl^s the sayd Lord Cobhm̄ his executors admynyſtrators and

assignes dothe therbye acquyte and discharge for eñ by theyse pñtç, as for other good and especyall consyderacôns hym specyallye movynge hereafter in theyse pñtç specefeyd and comprySED hathe geuen graunted bargeynyde and solde and by theyse presyntç gyuythe grauntythe bargeynythe and sellythe vnto the sayd Lorde Cobhm all that his hawle & hereditament wth the appurtifincs set lyng and beynge wthin the late Scyte cyrcuyte ambyte and pcyncte of the late blackfriers London, adioynynge to the howse of the sayd Lorde Cobhm buttyng apon the sowthe on the howse nowe in the tenure or occupacõn of S^r John Cheeke knyght or of his assignes and on the northe buttyng apon the steyres ledyng vp into the howse wherein the sayd Lord Cobhm nowe dwellythe and on the easte buttyng apon the late Cloystere yerde of the sayd late blakfryers /and on the weste buttyng apon the garden of the sayd Lorde Cobhm, w^{ch} sayd hawle aboue by theyse pñtç bargayned and solde conteynthe in Lengthe from the northe ende to the sowthe ende fyftyne and too foote, and in bredthe from the easte pte to the weste pte thereof twentye and seven foote, And furthere the sayd S^r Thomas Cawerden for the consyderacôns aforsayd hathe geven graunted bargynyd & solde and by theyse pñtç geuythe grauntythe bargaynythe and sellythe vnto the sayd Lorde Cobhm all that his neythere rome grounde soyle and hereditament wth thappurtyñfics set lyng and beynge wthin the sayd Late Cyrcuyte and pcyncte of the sayd blakfriers London, vnder the chambers of the sayd Lorde Cobhm conteyning in Lengthe frome the easte pte to the weste pte thereof fortye and seuen foote, and in bredthe from the northe pte to the sowthe parte twentye and one foote, buttyng vpon the late Cloysteryerd ende of the sayd late blakfriers on the easte and on the weste buttynge on the yerd of S^r George harpere knyght. To haue holde occupye and enioye all and singulare the sayd hawle neythere rome grounde soyle and hereditament set lyng and beynge wthin the sayd late Scyte circuit & procyncte of the sayd late blakfriers London, and all & singular other the p'mysses wth thappurtifincs and eñye pte and pcell thereof aboue

by theyse p'nts to the sayd Lord Cobh̄m in forme aforsayd
 bargeynyd and solde to the sayd Lord Cobh̄m his heyres and
 assynges for eū/ to the onelye and ppere vse & behofe of the
 sayd Lord Cobh̄m his heyres and assynges for eū/ And furthere
 the sayd S^r Thomas Cawerden for hym his heyres executors
 admynistrators and assignes couēñtythe and grauntythe to
 and wythe the sayd Lorde Cobh̄m his heyres executors ad-
 mynistrators and assignes that all and singulare the sayd
 p'mysses and eūye pte and pcell thereof at the daye of theyse
 p'nts are therebye discharged exoñlatyd & acquyted of all and
 singulare formere bargeyns sales leases ioynctures dowers exe-
 cucōns recognisauncy Statutys forsaytures vses and encombrancys
 whatsoeū had made done suffrede or commytyd by the sayd
 Sir Thomas Cawerden or by any oþere psone or psons by his
 meanes assente or pculmente (the dowre of the ladye Elyza-
 bethe his wÿf onelye exepþed) And ferthere the sayde S^r Thomas
 Cawerden for hym his heyres executors admynistrators and
 assyngs couēñtythe and grauntythe to and wth the sayd
 Lorde Cobh̄m his heyres executors admynistrators and as-
 synges, that he the sayd S^r Thomas Cawerden and the Ladye
 Elizabeth his wÿf theyres executors or assyngs of the sayd S^r
 Thomas apon a resonable requeste by the sayd Lorde Cobh̄m
 his heyres executors admynistrators and assynges to hym or
 theym to be made shall doo all and singulare suche acte and
 actys thynge and thyngs for the ferthere and more better assurans
 and sure makynge of the p'mysses to the sayd Lorde Cobh̄m his
 heyres and assyngs for eū be yt by feofemente fyne recoūye
 release deed or deeds inrolled wth owt warrentye or otherwyse
 wth warrentye ageynst the sayd S^r Thomas Cawerden and his
 heyres onelye as shalbe reasonablye demysed or aduysede to be
 done by the lerned cunceyle of the sayd Lorde Cobh̄m his
 heyres or assyngs or the lernede Counseyle of anye of theym,
 and at the one.ye costes and charges of the sayd Lorde Cobh̄m
 his heyres or assyngs / so the same devyce be made offred
 and requyred wth in one yere next followynge the date hereof/
 In Consyderacion of w^{ch} bargeyn and sale the sayd Lorde

Cobhm̄ hathe remysed releasyd & acquited and by theyse p'sentys
dothe for hym and his heyres remytte release and quyte cleyme
to the sayd S^r Thomas Cawerden and his heyres, all that his ryght
tyle cleyme state and intereste that he the sayd Lord Cobhm̄
had hathe or myght haue by anye waye or means of too or in all
and singulare those tenements howses edificys buldyngys and
heredytamētē wth the appurtiñcys sette Llynge and beyng wthin
the sayd late scyte Circuite and p̄cyncte of the sayd late
blakfriers London / llynge on the west syde of the hyghe waye
ledyng from the greate gate of the sayde late friers nere
Ludgate to the Thame to the stayres cauled lez blakfriers
steyres / And also the sayd Lorde Cobhm̄ for hym his heyres
executors and assygnes hathe remysed released and acquyted /
and by theyse p̄ntys dothe remytte release and quyte cleyme to
the sayd S^r Thomas Cawerden and his heyres all that his ryght
tyle cleyme state and intereste that he the sayd Lorde Cobhm̄
had hathe or myght haue by anye wayes or means of in or to
all that voyde grounde soyle and heredytamētē caulede the
kyclyn yerde, and of to or in one colehowse and one Comen
lakes wth the appurtyñcys set llyng and beyng wthin the sayde
late scyte and Circuite of the sayde Late fryers, and on
the sowthe syde adioynynge to the garden of the sayde Lorde
Cobhm̄ / And also the sayde Lord Cobhm̄ dothe couēñt and
graunte for hym his heyres executors admynistrators and
assygnes to & wth y^e sayd S^r Thomas Cawerden his heires
executors admynistrators & assygnes that he the sayd Lord
Cobhm̄ his heyres executors or assygnes shall ferthere doo and
suffre to be dōne all and eūye suche thynge and thynys acte and
actes for the more pfete and sure extyngwyshemēt of suche ryght
tyle and intereste as he the sayde Lorde Cobhm̄ hathe or
cleymythe in the p'mysses as shalbe deuysede or aduysede by
the sayde Sir Thomas Cawerden his heyres or his or theyre
lernede Councell wythe warrentye onelye agcynste the sayde
Lorde Cobhm̄ and his heyres or otherwyse wythe owt warrentye,
beyt by fyne feoffement or otherwyse at the onelye costes and
charges of the sayd S^r Thomas Cawerden and his heyres / In

wytnes whereof as well the sayd S^r Thomas Cawerden as the sayd Lord Cobhm̄ enterchangeablye haue sette theyre Seales the daye and yere aboue wrytten.

Memorandū quod p'dicto xxv^{to} die Aprilis Anno sup^ascripto venit p'dictus Thomas Cawerden Miles coram dca dñā Regina in Cancellaꝝ sua apud westm̄ & recognouit indenturam p'dictam ac om̄ia & singula in eadem contenta & specificata in forma supra-scripta /

Exāiaꝝ et concordat cum Recordo verbatim
p me Edwardm Rydge

SECTION II

FARRANT'S THEATRE

VII

[*Loseley MS.*, Parcel 348. The building which was to become Farrant's Theatre (and which corresponds to part of the 'upper frater' mentioned in the surveys, plus that part of the hall not sold to Cobham, and several other lower rooms and cellars) was at first leased to Sir John Cheeke, then, after being used for the Office of the Revels, to Sir Henry Nevil.e. This is the lease to Sir Henry Neville.]

THIS INDENT^R MADE the xth daye of Iune in the Second yere of the Raigne of o^r souaigne Ladyc Elizabeth by the grace of god Quene of Englond ffrance & Ireland defend^r of the faith etc Betwēne willm More of the Cytie of london Esquier on thone ptye And S^r Henry Nevell of the same Cytie of london knight on thother ptye WITNESSETII that the said Willm More hath demysed gūnted & to fferm lettēn and by thes fnts doth demyse gūnt & to fferme lett vnto the said S^r henry Nevell all that his house and lodginge conteyninge ssoure Romes lately called or knownen by the name of M^r Cheks lodginge & sythence vsed by S^r Thom̄s Cawarden knight Deceased for the office of the

Quenes Mat^{ies} Revelly conteynige in length ffyfthy & two yerds
and a half & a half quarter of a yerde and eūy yerde therof
conteynige thre fote of Assice and in bredeth at the Southend
therof seven yerds & a quart^r of a yerde & in bredeth at the
Northend therof eight yerds iij quarters & a half quarter of
a yerde w^{ch} said house & lodgings is sett lyinge & beinge w^{thin}
the p'cynct of the late ffryers prechers comenly called the blak
ffryers nere Ludgate wⁱⁿ the Cytie of London betwene the
Teñents of S^r Henry Iernynghm knyght and of the said wifl^m
More on thest pte & a Teñt of the said Wifl^m More nowe in
the tenure or occupacōn of Rychard ffryth and the waye ledinge
from the house & garden of the said wifl^m More nowe in his
manurance or occupacōn And a vacant or voide pece of grounde
of the said wifl^m More adioynige vnto the said waye on the west
pte and a Teñt of the lord Cobhm on the North pte and also so
muche of his said pece of vacant or voide grownd above Resited
as conteyneth in length xxiiij yerds & a quarter of a yerde & in
bredeth vj yerds & a quarter of a yerde & lyeth & adioyneth
next to the said Teñt of the said lord Cobhm on the north pte
w^{thin} the p'cinct Aforesaid betwene the said Teñt of the said
Iorde Cobhm on the nort pte and the waye aforesaid ledinge
from the same house & garden of the said wifl^m more towards
the water lane on the South pte & the same lane called water
lane on the west pte and the saſd house and lodgings called
M^r Chekys lodgings above demysed & gūnted on thest pte AND
also all that his Sellor lyinge & beinge w^{thin} the p'cinct aforesaid
pte vnd^r the said house & lodgings called M^r Chekys lodgings
above demysed & pte vnder the said Teñt of the said wifl^m
More beinge in his manurance or occupacōn w^{ch} said Sellor
conteyneth in length viij yerds & a half & in bredeth viij yerds
w^t a mudd wall crosse oþ the myddest of the same Sellor AND
ALSO all that & those his two other Romes called the buttery
& pantrye wth a lytle entrye ledinge betwene them lyinge &
beinge wⁱⁿ the p'cinct aforesaid that is to saye vnd^r the said
house & lodgings above gūnted called M^r Chekys lodgings and
pte of the same two Romes is oþ the Sellor above gūnted

& demysed betwene the waye or entrye ledinge from the said house & garden of the said willm More beinge in his manurance towards the wat^r lane on the north pte and the entrye ledinge into that end of the house of the said willm More wherin Iohn Horleye his s^vaunt doth lodge on the South pte And the same two Romes & entrye above g^unted doo conteyne in length ix yerd^s & a half & a half quarter & in bredeth viij yerdes one quarter & a half quarter of a yerde AND also all that his grete Rome in Man^t of a grete Seller havinge a Chimpney in yt conteynige in length xix yerd^s & in bredeth viij yerd^s one quarter & a half quarter of a yerde and lyeth in the p^cinct aforesaid vnder the said Teⁿt of the said willm more beinge in his manurance or occupac^ōn betwene certeyne lodgings called lyggens lodinge nowe in the manurance or occupac^ōn of the said willm More on thest pte the seller aforesaid above g^unted on the west pte the Teⁿt of the said S^r Henry Iernyngham on the South pte and the said garden of the said willm More on the north pte / Except & alwayse res^ved to the said willm More his heires & assig^s the Residue of the said pece of vacant or voyde grounde above Resited w^{ch} said Residewe nowe lyeth betwene the waye ledinge from the said water lane to the Teⁿt nowe in the tenure or occupac^ōn of Rychard ffryth on the South pte & the said pcell of the said voide or vacant ground before by thes p^tnts demysed on the north pte & conteyneth in length xxvij yerd^s & iij quarters of a yerde & in bredeth iij yerd^s iij quarters & thest end therof spredeth to greter bredeth to s^ve towards two entryes And also except one entrye ledinge vnder pcell of the p'myses before by thes p^tnts demysed from the said garden of the said willm More to the said Residewe of the said pece of voide or vacant grounde before excepted Except also & res^ved to the said willm More his heires & assig^s aswell one other entrye leadinge vnder pcell of the p'myses before by thes p^tnts demysed from that end of the said house of the said willm More wherin the said Iohn Horley his s^vaunt doth lodge to the said Residewe of the said pece of voyde or vacant grownd before excepted as also such Romes and places

adioynige to the said entrye as be nowe in the manurance or occupacōn of the said willm More or Iohn horleye AND ALSO the said willm More doth demyse & gūnt vnto the said S^r Henry Nevell his executors & assiġġ free egres and Regres into all & singler y^e p'mysses above demysed & gūnted & out of & from all & singler the p'mysses above demysed & gūnted into the said water lane in by & thorowe all vsiall wayse entryes gates & passagē to & from the same and to & from eūy pte and pcell therof other then by or thorowe the said house and garden of the said willm More nowe in the manurance or occupacōn of the said willm More AND the said S^r Henry Nevell, coveñteth & gūnteth for him his heires & executors to and wth the said willm More & his executors by thes p̄nts that he the said S^r Henry Nevell his executors or assiġġ shall not in eny wyse have clame or chalenge eny entrye egres or Regres into the said house & garden of the said willm More nowe in his manurance or occupacōn or into eyther of them but by lycence & gūnt of the said willm More his heires or assiġġ therof herafter to be made in wrytinge to the said S^r Henry his executors or assiġġ vnder the hand & Seale of the said willm More his heires or assiġġ eny thinge herin conteyned to the contrary not wthstandinge To HAVE hold occupie and enioye the said lodginge lately called M^r Cheks lodginge and all other the p'mysses above by thes p̄nts demysed & gūnted w^t ther ap̄teñcy Except before excepted to the said S^r Henrye Nevell his executors & assiġġ ffrom the feste of the Natyvytye of Saynt Iohn the baptest next comynge after the date herof vnto thend & terme of threscore yeres from thens next ensuyng fully to be complett ended & determyned YELDINGE AND payinge therfore yerely vnto the said willm More his heires executors or assiġġ Sixe Poundes of Currant money of Englund at foure termes in the yere that is to saye at the ffesty of Saynt Mychaell tharchangell the byrth of o^r lord god thanfacyacōn of o^r blessed ladye & the natyvytye of Saynt Iohn Baptest by even porcōns durynge the said terme of lx yeres AND yf vt fortune the said yerely rent of—vj li to be behinde or vnpaide in pte or in

all after eny festy above lymyted in w^{ch} it ought to be paid by the space of xxvij dayes beinge lawfully demaunded at in or vppon the p'mysses above demysed that then & so often tymes he the said S^r Henry Nevell his executors or assiġġ shall forfayte & paye to the said wifl^m More his heires & assiġġ Thre Poundes for & in the name of a Payne or penaltye AND yf yt shall fortune the said—iij l*li* at eny tyme or tymes herafter to be forfayted for & in the name of a peyne or penaltye and that the same shalbe lawfully demaunded at in or vppon the p'mysses above demysed at thend of xijij dayes next after suche tyme as the same shalbe so forfayted AND ALSO yf it shall fortune the said yerely rent of—vj l*li* or the said Payne or penaltye to be behinde vnpaide in pte or in all after eny festy of the festy above lymyted in w^{ch} the same Rent ought to be paide by the space of fyfty dayes beinge lawfully demaunded at in or vppon the p'mysses above demysed or eny pcell of the same That then and at all tymes after it shalbe lawfull to the said Wifl^m More his heires and assiġġ into the said house or lodginge & into all & singler the p'mysses above demysed & into eūy pte & pcell therof to reent^r & the same to repossede & have agayne as in his or ther form^m estate & the said S^r Henry Nevell his executors & assiġġ from thens vitterly to expell amove & putt out eny thinge in theis pñts conteyned to the contrarye notwithstandinge AND the said S^r Henry Nevell cloth further coveint & gūnt for him his heires & executors to & wth the said wifl^m More his heires executors & assiġġ by thes pñts That he the said S^r Henry Nevell his executors & assiġġ from tyme to tyme & at all & eūy tyme & tymes herafter duryng the said terms as ofte as nede shall requyre at his & ther pper cost^s & charges shall well & Sufficyently kepe vphold Susteyne Repayre & mainteyne all the buyldings edyfices houses walls & all & singler other the p'mysses w^t thappeneñgs before by thes pñts demysed & gūnted & eūy pte & pcell of the same and the same so Repared in thend of the said terme shall yeld & geve vpp into thands^s of the said Wifl^m More his heires or assiġġ notw'standinge eny decaye or Ruyñ w^{ch} maye fortune to

com durynge the said terme of lx yeres to the said edyfics
buyldings or wallis before by thes pñty demysed & gñnted eyther
by the Reason or occacõn of eny man of Ruyn or ffall of a cer-
teyne high Gallary of Stone that is Scytuat & oþ the foresaid
buyldings houses edyfices or wallis before by thes pñty to the
said S^r Henry demysed & gñnted or by eny other wayse
occacõns or meanes whatsoew^r PROVIDED alwayese that yf the
said S^r Henry Nevell his executors admynistrators or assig^s
or eny of them or eny other pson or ps ons to whom this p'sent
lease gñnt interest or terme of yeres or eny pte or pcell therof
shall or maye fortune to com at eny tyme herafter shall in eny
wyse remove take vpp or newe caste eny pte or pcell of eny ledd
or ledgs annexed lyinge & beinge vppon or belonginge to eny
pte or pcell of the p'mysses before demysed vnto the said
S^r Henry Nevell durynge the said terme of lx yeres to eny
other vse or vses or to eny other entent or purpose then to
soder & amend suche faltes & Repacõns as shall fortune to be
in y^e same ledgs or eny of them or in the tymber or Rooff vnd^r
the same led or ledgs or eny of them wthout thassent & concent
of the said Wiffm More his heires or assig^s to be therin fyrist
hadd & obteyned in wrytinge that then this p'sent demyse lease
& gñnt shall vtterly Sease & be voide eny thinge in thes p'sent
indentures to the contrary not wthstandinge PROVIDED also and
it is further agreed betwene the said pties to thes pñty that it
shalbe lawfull at all tymes herafter only for the said Wiffm
More and his wyf for the tyme beinge & to eyther of them &
to suche others as there durynge that tyme shalbe in the com-
paynye of them or of eyther of them to have vse & take ther
fre entrye egres & Regres out of the said Teñt of the said
wiffm More wherin he nowe dwelleth wthin the peynct Afore-
said into & vppon all such ledgs as ar lyinge & beinge vppon
eny of the p'mysses above gñnted & demysed And that it shalbe
also lawfull to the said wiffm more his heires or assig^s beinge
own's of the Teñt wthin the p'cynct Aforesaid wherin the said
Rychard ffryth nowe doth or lately did dwell beinge next
adioynige vnto the Teñt house or lodginge aboue gñnted by

thes p̄nts & to the teñtys & fermors of the said Teñt wherin
 the said Rychard ffryth doth or latly did dwell at all reasonable
 & convenient tymes of the daye to have fre entrye egres &
 regres into oþ & vpon the ledȝ Aforesaide and other the ledȝ
 next adioynige to thentent & purpose onye to vewe soder
 Repayre or Amend the ledȝ & coþinge of the said Teñt
 wherein the said Rychard ffryth doth or lately did dwell in such
 places therof as to him or them shalbe then thought necessary
 or convenient wthout lett or interupcōn of the said S^r Henry
 Nevell his executors or assigȝ AND where a certeyne spryne
 or water is conveyed by a condit pipe into the said garden of
 the said Willm More the most pte of w^{ch} water and springe is
 there Employed & taken for the vse of the said Willm More &
 of his said house & housholde and where the Residewe of the
 said water comyng into the said garden oþ & besidȝ so
 muche therof as do sȝve for the vse & occupacōn of the said
 Willm More & of his said house & houshold is nowe conveyed
 out of the saide garden by a condit pipe into the said Residue
 of the said pece of voide or vacant grownd before excepted
 The said Willm More for him his heires executors admynystra-
 tors & assigȝ doth further coveñt & gūnt to & w^t the said
 S^r Henry Nevell his executors & assigȝ by thes p̄nts that he
 the said Willm More his heires & assigȝ shall pmytt & Suffer
 the said S^r Henry Nevell his executors & assigȝ inhabitinge
 in the p'mysses before to him by thes p̄nts demysed lawfully
 durynge the said terme to have & take out of the said pipe or
 condit Scituat & beinge in the said Residewe of the above
 Resited pece of void or vacant ground before excepted so
 muche of the said Residue of the said wat' yssuyng & comyng
 from & out of the same garden of the said Willm More by the
 said pipe or conduyt as will sȝve for the vse & occupacōn of
 the said S^r Henry Nevell his executors & assigȝ inhabitinge in
 the p'mysses before demysed & of his or ther said house & hous-
 hold And that it shalbe lawfull for the said S^r Henry his
 executors & assigȝ inhabitinge in the p'mysses before to him by
 thes p̄nts demysed to convey the same water cōmyng out of

& from the said garden of the said wiflm More into the said Residue of the said pece of void or vacant ground before excepted from the said pipe or conduyt beinge in the said Residue of the said pece of voide or vacant ground before excepted by a pipe to be leyed eyther above the grounde or vnder vnto such p̄tys & placys of the p'mysses to him the said S^r Henry Nevell afore demysed as to him the said S^r Henrye his executors or assigys shalbe thought mete & convenient AND further that he the said Wiflm More his heires or assigys shall not wilfully by eny acte by him or them to be done turne eny grete quanttyte of the said Residue of the said wat^r wth shall rune & com into the said garden other then so muche therof as from tyme to tyme shalbe thought mete & convenient to the said Wiflm More his heires & assigys to s̄ve & be employed for the vse or occupacōn of the said Wiflm More his heires & assigys & of his & ther said house & houshold from Runnyng and Comynge from the said garden into the said Residewe of the said pece of voide or vacant ground before excepted But that there wth the said S^r Henry Nevell his executors & assigys inhabitinge in the p'mysses before demysed & his & ther said house & houshold maye be there wth conveniently s̄ved yf the said Residue of the said water will so s̄ve & extend vnto / Savinge & exceptinge alwayse to the said Wiflm More his heires & assigys all suche wast & supfluous water as shall Remayne & be to com after such tyme as the said S^r Henry Nevell his executors & assigys inhabitinge in the p'mysses before demysed shalbe well & conveniently s̄ved wth the said water IN WITNES WHEROF the p̄ties above said to thes indentures interchangeably have sett ther Seales yeven the daye & yere above Wryton.

[Signature and seal torn off]

VIII

[*Loseley MS.*, No. 332 (53). The house let out to Sir Henry Neville becoming vacant was first let out to the 'Sylk dyers' (*Loseley MS.*, No. 406); then, in 1570-1, Lord Cobham had a lease for the six upper chambers and for a kitchen lately built by Sir Henry. As this document practically repeats the greater part of Farrant's lease it is useless to print it *in extenso*; a few extracts will be sufficient.]

THIS INDENT^R MADE the Sixth daie of february in the Thirteenth yere of the Raigne of o^r Souaigne Ladie ELIZABETH . . . BETWENE william More . . . and the Right Honorabell S^r Willim Broke knight Lorde Cobham and Lorde Warden of the Sinque Portes . . . WITNESSETH that the saide Willyam More . . . dothe dymyse graunte and to ferme Lett vnto the saide Willyam Lorde Cobham all those His Sixe vpper chambers Loftes Lodginges or Romes . . . lately (amongest others) in the tenure and occupacōn of S^r Henry Nevill knight and doo conteine in length from the northe ende thereof to the Southe ende of the same one Hundred ffyftie and six fote and an Halse of assize / whereof twoo of the saide six vpper chambers Loftes Lodginges or Romes in the northe ende of the p'misses to gether w^t the bredeth of the Littell Rome vnder excepted and Resjued doo conteine in length xlvj fote & an Halse and from the est to the west pte thereof in Bredeth xxv fote of assize And the fflowre other chambers or Romes Residewe of the saide six vpper chambers doo conteine in Length one Hundred and tenne fote And in bredeth from the est to the west pte thereof xxij fote of assize of whiche fflowre chambers Last recited one of them ys Seled w^t weynescott on the est pte Southe pte and a pte of the west w^t a greate Rownde portall conteyned w^tin the same chamber and Seelinge whiche Seelinge over and besides the saide portall dothe conteyne fflowrescore and fflowertene yerdes / And the northe ende of the premisses before letten dothe abbutt vpon the Southe pte of the nowe dwellinge Howse of the saide william Lorde Cobham / Except and allwaies Resjued to the saide william More and to his Heires one Littell Rome Lyinge

w^tin the Lymytes and boundes or contentys aboue expressed
 whiche Littell Rome was sometyme vsed for a wydrachte or
 pryyve. . . . And also all that his newe kytchen Lately buylded
 by the saide s^r Henry Nevill w^t the steire leadinge oute of the
 same kytchen vpp into the p'misses before letten w^t the Littell
 voide Rome wherein the fote of the saide staires standeth and
 the woodyarde to the same kytchen adioynige . . . And also
 the vse and comoditie of one quill of conduct water
 Except and allwaires reszued vnto the saide william More his
 heires and assignes all the Leades coveringe the p'misses before
 dymysed and the vse of them And the Cellors and Romes
 directly vnder the saide vpper chambers loftes lodginges or
 Romes . . . AND THE SAIDE willyam More dothe coveñte and
 graunte . . . That yt shall and maie be lawfull vnto the saide
 william Lorde Cobham his executors and assignes at his and
 their owne proper costes and chardges to breke the wall^s w^tin
 the p'misses aboue letten and there to make and sett upp suche
 convenient doores in suche convenient places of the same walles
 as shalbe thought mete and convenient by the saide william
 Lorde Cobham his executors and assignes to leade owte of
 his saide dwellinge howse into the saide Chambers Romes
 Lodginges and premisses aboue demised by this Indenture
 durante the saide terme.

IX

[*Loseley MS.*, No. 1396, f. 120v. Lord Cobham having surrendered his lease, Richard Farrant obtained the house (1576) and, under pretence of exercising the Children of the Chapel, used it as a theatre. (For the history of this playhouse and the documents relating to the same see my articles in the *Daily Chronicle* of Dec. 22, 1911, and in the *Jahrbuch d. Deutschen Shakespeare-Gesellschaft*, 1912.) This is the lease by which Sir William More let out to Farrant the rooms lately Lord Cobham's, and also other rooms formerly included in Sir Henry Neville's lease.]

Rychard THVS INDENTURE made the twentythe daye of
 fferrant decemb^r in the nyenetente yere of the Reygne of
 owr soudaygne Ladye Elizabethe by the grace of god

Quene of England ffrance and Ireland defendor of the faythe &c.
 Betwene S^r wyllm More of Loseleye in the Countye of Surrye
 knyght on the one ptye and Rychard fferraunt of Newwyndesor
 in the Countye of Berke gentleman on thother partie./
 WYTNESSYTHE that the sayd S^r wyllm More hathe demysed
 graunted and to ferme Letten and by theyse p'ntys dothe demyse
 graunte and to ferme Let vnto the sayd Rychard fferrant all
 those his syxe vppere chambers Loftys Lodgyngs or Romes
 Lyynge together wthin the p'cynct of the Late dyssolued howse
 or pryorye of the blackfryers otherwyse cauled the fryers
 prechers in London w^{ch} sayd syxe vpper chambers Loftys
 Lodgynges or Romes were Latelye amongst others in the
 tenure and occupacion of the ryght honorable S^r wyllm Broke
 knyght Lord Cobhm and do conteyne in Lenghe from the
 northe ende thereof to the Sowthe ende of the same one
 hundred fyfty and syxe foote and a half of Assye whereof
 two of the sayd syxe vppere chambs Loftys Lodgynges or Romes
 in the northe ende of the p'myssy together wth the bredthe of
 the Lyttle Rome vnder graunted doe conteyne in Lenghe fyfty
 and syxe foote and a half and from the Easte to the weste pte
 thereof in bredthe twentye and fyue foote of Assye and the
 fowre other chambers or Romes resydewe of the sayd syxe
 vppere chambers do conteyne in Lenghe one hundred and tenne
 foote and in bredthe from the Este to the weste pte thereof
 xxij foote of Assye / Of w^{ch} foure chambers Laste recyted one
 of theym ys seeled wth weynscote on the easte pte Sowthe pte
 and a pte of the weste wth a great round portall conteynyd wthin
 the sam Chambere and seelynge w^{ch} selynge o^w and besydes the
 sayd portall dothe conteyne foure score and foretene yerdys and
 the northe ende of the p'mysses before Letten dothe abut apon
 the sowthe pte of the nowe dwellynge howse of the sayd wyllm
 Lord Cobhm /

AND ALSO the sayd S^r wyllm More hathe demysed graunted and
 to ferme Letten and bye theyse p'ntys dothe demyse graunte and
 to ferme Lette vnto the sayd Rychard fferrant all the sayd
 weynscot and round portall conteynyd wthin the sayd Chambere

aboue demysed And also all that his newe kechyn Latelye buldyd by S^r henrye Neuell Knyght wth the steyre Leadynge owt of the same kechyn vp into the p'myss before Letten wth the Lyttle voyde Rome wherein the foote of the sayd Steares standythe and the wood yerd to the same kechyn adioynynge Scytuat Llynge & beyng together wthin the p'cyncte aforsayd Betwene the entrye beyng vnder pte of the premysses aboue demysed on the easte pte and a certeyn waye cauled water Lane Leadynge to the blackfryers brydge at the Themssyde on the weste pte and the sayd dwellyng howse of the sayd Lord Cobh̄m on the northe pte and a certeyne voyde ground and a weye of the sayd S^r wyll̄m More Leadynge from the sayd watre Lane towards and vnto the dwellynge howse or tene mente and garden of the sayd S^r wyll̄m More wthin the p'cyncte aforsayd on the sowthe pte /

AND ALSO the sayde S^r wyll̄m More hathe demysed graunted and to ferme Letten and bye theyse p'nty dothe demyse graunt & to ferme let vnto the sayd Rychard fferrant the great Steyres Latelye erected and made bye the sayd S^r henrye Neuell vpon pte of the sayd voyde ground and waye Laste aboue exp'ssyd wth the Lyttle voyde rome vnder the same great steyres wth sayd great Steyres do serue and Leade into the p'mysses before demysed / And also the vse and comodytye of one quyll of conduct watere yssuyng and runfynge from the conduct and watere of the sayd S^r wyll̄m More together wth the cok̄ thereof set Llynge and beyng in the Lyttle voyde Rome at the sayd Steyre foote before mencyoned for the onelye vse of the sayd Rychard fferrant and hys famelye wthin the p'mysses before Letten and also free ingresse egressse & regresse to and from the sayd newe steyres Latelye erectyd and made bye the sayd S^r henrye Neuell in and vpon the sayd voyde ground and waye Leadynge from the sayd waye cauled water Lane vnto the sayd great newe steyres And also the sayd S^r wyll̄m More hathe demysed graunted and to ferme Letten and by theyse p'nty dothe demyse graunt and to ferme Lette vnto the sayd Rychard fferrant all those two romes wth the two sellers & dyrectlye

vnder pte of the vpere chambers Lodgyngs or Romes aboue demysed whyche sayd two Romes & two Sellors last aboue demysed Late were in the occupacion of and do lye betwene the sayd voyde ground on the weste pte and an entrye Leadynge from the sayd voyde ground into the garden of the sayd S^r wyllm More on the northe pte and an entrye Leadynge from the sayd voyde ground into the sayd dwellynge howse or tenement of the sayd S^r wyllm More of the Southe pte and the garden of the sayd S^r wyllm More on the easte pte wth free and quyet ingresse egressse and regresse into and from the sayd two Romes and two sellors last aboue demysed in and vpon the sayd voyde ground and waye Leadynge from watre Lane aforsayd vnto the same Romes And also the sayd S^r wyllm More hathe demysed graunted and to ferme Letten and bye theyse pntys dothe demyse graunte and to ferme lette vnto the sayd Rychard ffarrant one Lyttle Rome sumtyme two Lyttle Romes Llynge wthin the Lymytys and boundes fyrst aboue exp'ssed whereof one pte was sumtyme vsed for a wyde drawght or preuye and the othere pte thereof was Latelye vsed for a colehowse. / EXEpte and alwayes reszuyd vnto the sayd S^r wyllm More his heyres and assygnes all that great Rome nowe vsed for a wasshyng howse beyng dyrectlye vnder pcell of the p'myses fyrst aboue demysed and adioynyng vnto the sayd two Romes last aboue bounden on the east pte of the same two Romes AND ALSO except and alwayes reszuyd vnto the sayd S^r wyllm More hys heyres and assygns all the Leds co^wdynge the p'myses before demysed and the vse of theym sauyngh that yt shall and maye be good and lawfull for the sayd Rychard ffarrant hys executors and assygns to haue ffree ingresse egressse & regresse to and from the sayd Leds to repayre meynteyn and amend the same as often as need shall requyre duryng the terme vnder graunted. / To HAUE AND TO HOLDE all and syngulere the p'myses before demysed and lettene by this Indenture wth theyre app'tynncys (exept before exected) vnto the sayd Rychard ferrant hys executors and assygns from the ffeast of sancte Mychaell tharchaungell last past before the date

hereof vnto thende and terme of twentye and one yers from
thense next insuynge and then fullye to be complet and endyd
YELDYN^G AND PAYN^GE therefore yerlye durynge the sayd terme
of xxj yers vnto the sayd S^r wyllm More his heyres and assygnys
fortene pounds of Lawfull monye of England at iiiij^{or} vsuall
termes of the yere that ys to saye at the feastes of the natyuutye
of owr Lord god thanuncyaconⁿ of Marye the blessed vyrgyn
the natyuutye of sanct Iohn Baptyst and sanct Mychaell tharch-
angell or wth in fyftene dayes next aftere e^wye of the same feastes
by even porcyons yerlye to be payd / AND the sayde Rychard
fferraunt dothe pmyse coueñt and graunte for hym hys
executors admynistrators and assygnys to and wth the sayd
S^r wyllm More hys heyres executors admynistrators and
assygnes by theyse p'nts that he the sayd Rychard fferrant
hys executors admynistrators and assygnes and e^wye of them
at hys and theyre owne ppere costes and charges shall well and
suffycyentlye repayre amende vpholde meynteyn and keepe
from tyme to tyme and at all tyme and tymes durynge the sayd
yers when and as often as need shall requyre all manⁿ of
repacōns what soeū to the p'myss^y aboue demysed or Letten
by this Indenture belongynge and apperteynynge / And also
shall repeyre meynteyne and keepe well & suffycyentlye all
suche defaulty and repaçōns as shall at anye tyme hereafter be
in the Ledes aboue exected / And in the tymberc worke and
Roof that berythe the same Ledes durynge this p^tnt Lease
and terme of xxj yers / And also all and syngulere the p'myses
before demysed well and suffycyentlye repayred made amendyd
meynteyned and kept together wth the sayd weynscot and great
Round portall in thende of the sayd terme of xxj yers shall
Leau^e and yeld vp / AND ALSO the sayd Rychard fferrant dothe
coueñt and graunte for hym hys executors admynistrators and
assygnys to and wth the sayd S^r wyllm More hys heyres executors
and assygnes by theyse p'nts that he the sayd Rychard fferrant
hys executors admynistrators and assygnys at hys and theyre
owne ppere costes and charges shall at all tymes hereafter
durynge thys p^tnt Lease and terme of xxj yers bere and paye

all man^o of charges and payment from hensforthe dewe to be payd vnto the cherche and Scavenger of and for the p'mysses aboue demysed or Letten by this Indenture / And also shall scoure clese and make clean the p'uye or wyddrawght beyng in the woodyerd aforsayd from tyme to tyme when and as oftene as need shall requyre durynge the sayd terme / And the same in the ende of the sayd terme shall Leave well and suffycyentlye scoured clensyd and made cleane And also shall well and suffycyentlye howse couere and keep drye the sayd preuye or wyddrawght and as myche as conuenyentlye maye be from Anoyynge of the Inhabytaun^s there next adioynynge from tyme to tyme duryng the sayd terme / AND YF hyt shall happen the sayd yerlye rent of xiiij^l to be behynde vnpayd in pte or in all o^u or aftere anye of the sayd feastes of payment thereof aforsayd in w^{ch} yt owght to be payd by the space of xv dayes that then yt shalbe lawfull vnto the sayd S^r wyllm More hys heyres and assygn^s into all the sayd chambers or Lodgyngs kychyn and other the p'myss^s aboue demysed wth the appurtyñcys and to e^wye pte and pcell thereof to enter and dystreyne and the dystresse thereof taken Lawfullye to Leade dryve bere and carye awaye and the same to deteyne ympke and keepe vnyll the sayd yerelye rent of xiiij^l and the arreragis thereof yf anye be shalbe vnto the sayde S^r wyllm More hys heyres and assygn^s fullye satysfyed contēntyd and payde / AND YF yt shall happen the sayd yerelye rente of xiiij^l by the yere to be behynde vnpayde in pte or in all o^u or after anye of the sayd feastes of payment thereof aforsayd in w^{ch} yt owght to be payde by the space of Twentye dayes and Lawfullye demaunded that then and at all tyme and tymes aftere yt shalbe Lawfull vnto the sayd S^r wyllm More hys heyres & assygn^s into all and syngulere the p'mysses before demysed wth thappertyñcys and into e^wye pte and pcell thereof to reentere and all the same before demysed graunted or letten to haue ageyn reposesse and inioye as in hys or theyre formere estate and the sayd Rychard fferrant his executors and assygn^s from thens vtterlye to expell amove and put owt This Indenture or anye thinge

therein conteynyd to the contrarye hereof in anye wyse not wythstandinge PUYDEDE alwaye and yt ys agreeede betwene the sayd ptyes to theyse Indentures that yt shall and maye be Lawfull vnto the sayd S^r wyllm More hys heyres and assygnys to shutte locke barre or open the gate ioynynge vpon the sayd waye cauled water Lane from tyme to tyme at suche conuenyent howres of the nyght and of the mornynge as to the sayd S^r wyllm More hys heyres or assygnys shall seeme meet and conuenyent duryng thys pñt Lease and terme of xxj yers PUYDED also that the sayd Rychard fferrant hys executors admynistrators or assygnys at anye tyme hereafter duryng thys pñt lease shall not altere nor cutte the pype of the sayd conducte or water nor by any means conueye the waters aforsayd from hys ordynarye Course nor shall graunt demyse lette set owte assygne or otherwyse ymploye anye the watere aforsayde but onelye to the vse of the sayd Rychard fferraunte and hys famelye in the p'mysses before letten and demysed accordynge to thys pñt Lease and graunt before mencyonede nor shall suffre the same watere to run to waste but that he the sayd Rychard fferrant hys executors and assygnys shall do asmyche as maye conuenyentlye be to spare the same for the benefytte and increase of watere at the comon conducte of the sayde S^r wyllm More there PUYDED also that the sayd Rycharde fferraunt hys executors or assygnys or anye of theym shall not in anye wyse demyse lette graunte assygne set oþ or bye anye wayes or means put awaye hys or theyre interest or terme of yers or anye pte of the same yers of or in the sayd p'mysses before letten or anye pte pcell or membere thereof to anye pson or ps ons at anye tyme here after duryng thys pñt lease and terme of xxj yers wthowt the especyall lycens consent and agreement of the sayd S^r wyllm More hys heyres and assygnys fyrist had and obteynyd in wrytyng vnder hys and theyre handes and Seales but onelye by the laste wyll and testament of the sayd Rychard fferrant in wrytyng to the wyf of the sayd Rychard or to hys chylderne or to one or some of theym / And that the sayd wyf or childe of the sayd Rychard so enioyynge

this pñt demyse by vertue of the sayd wyll shall or maye durynge the resydewe of the terme aforsayd haue the vse and comodytye of the sayd quyll of watere before demysed to the sayd Rycharde in as ample and large manere as yt ys gñnted to the sayde Rycharde and hys famelye and not otherwyse / AND FURTHERE yt ys agreed betwene the sayd ptyes by theyse pñts that the sayd Rychard fferrante hys executors and assygns shall and maye haue and keepe for hys and theyre onelye vse to open and vnlocke the sayd gate ioynynge vpon the sayd waye cauled watere Lane so often as occacon shall s̄ue durynge this Indenture anye thynge aboue wrytten not wthstandynge to the contrarye IN WYTNES whereof the ptyes abouesayd to theyse Indentures interchüngeably haue set theyre Seales yevē the daye & yere fyrst aboue wrytten /

SECTION III BURBADGE'S THEATRE

X

[*Loseley MS.*, No. 1396, f. 99 and *sgg.* This document relates to some of the rooms which were bought by James Burbadge and by his sons, and which in 1572-3 were the object of a contestation between Henry Poole, as heir to Sir Thomas Cheyney, and Sir William More. The occasion of the lawsuit was as follows: In 31 Henry VIII (March 16, 1539-40) Sir Thomas Cheyney was granted a tenement in the precinct of Blackfriars (cf. note to p. 3, l. 10). Henry Poole, having married the widow of the eldest son of Sir Thomas Cheyney, under colour of this grant, pretended title to certain houses which had formerly been claimed by the Lord Warden (cf. p. 7), but which it seems had been appropriated by Sir Thomas Cawarden. The story of this lawsuit had best be given in Sir William More's own words: 'The said Henrie Poole p̄tended title to one howse late in the handys of Bywater and a fence scholle late in the handys of one Ioynor about the xvth yeare of the Qnes Mat̄es Raigne, whereof the said Sr Thomas Cheyney the lo: Cheyney nor the said Pooles wief had ever possession before nor p̄tended tyle vnto it to my knowledge but the same remayned alwaies in the possession of Sr Thomas Cawarden and his assiḡs and in me and mine assiḡs.'

The occacōn wherupon he first p̄tended his title was for that Lichfeld had found that he had received vli a yeare vnlawfullie vpon p̄tence that some of the

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Revell stiffe was laid in the howses in question wherevpon the said Poole comenched his accōūt but afterwardes submitted him self to the arbitramēt of my lo: Mountague and Mr Apsley whoe did awarde that I should make a geñall release to him of three howses whch he held by Coloure of the aforesaid gūnt whereunto I p̄tended alsoe tytle becausē I thought Sr Tho: Cheyney ought to have but that howse whch my lo: Henrie Semer nowe hath, and that alsoe the said Henrie Poole should make a like release vnto me of the ij^o howses aforesaid whch beinge done accordinglie yt was awarded that I should make a lease to Henrie Poole & his wief for fiftye yearesh if they did live soe longe of the howse in the tenure of Bywater payinge onlie xij^d yearlie whch I p̄fomed & soe the suite ceased' (*Loseley MS.*, No. 440). The subjoined documents are a copy made by More of the award and the interrogatories relating to the Poole-More lawsuit.]

TO ALL THEM unto whome this p̄nte writinge of awarde Indented shall come to be herde, sene, Redd, or vnderstande / Anthony Viscounte Mountague knight of the noble order of y^e Garter / And Iohn Apsley esquier, send gretinge in o^r Lorde god eūlastinge / WHEREAS certen Variance, controversye & Debate hath heretofore ben hadd, moved & dependinge, Betwene Willm More esquire of thone ptye / And Henrye Pole esquier of thother ptye / Aswell for and Concernynge the right, estate, Tytle, Interest and Inherytūnce of the Teñt and howses hereunder in theis p̄nty expressed Scituat Lyinge and beinge wthin the p̄cinct of the late black ffriers (als ffriers p̄chars) wthin y^e Citye of London, as for and vppon c̄teine other Recconyngs and demaundes dependinge betwene theym. AND wherealso the said pties for y^e surceazinge pacifyinge & apeazinge of y^e said controv̄syses & debaty Have by their seūall obligacōns of Arbitramēt beringe date the first daye of this Instant moneth of ffebruarye, compromised and bounde them selves, eche to other in the some of one hundred poundes of Lawfull money of Englannde, wth condicōns apon the same obligacōns seūally endorced To stande, to obeye, obsȝve p̄forme fullfill, holde, & kepe y^e arbitramēt, awarde ordēt determinaçōn and Iudgment of us the foresaid Anthony Viscounte Mountague & Iohn Apsley, Arbitrators Aswell on y^e pte of y^e said Willm More as on the behalf of y^e above named Henrye Pole, indifferentlye, elected, named, & chozen, by Consent of

both y^e said pties, to arbitre, awarde, order Iudge and
termyn, of for and apon all and all manū of Accōns, aswell
Reall, as psonall, sutȝ, quarrells, trespasses, titles of Accōns,
debtȝ, debatȝ, somes of money, recconyngs, accomptȝ, and
demaundȝ, whatsoeū had, made, moved, stirred or in any wise
in variaunce, dependinge betwne the saide pties at any tyme
or tymes, before the date of the said obligaȝons so alwayes y^t
y^e said Arbitrament, awarde, ord^r, determinaȝon, and Judgment,
of us the said two Arbitrators, beinge by vs of and apon the
p'misses, made and put in writinge indented vnder o^r handes and
seales, in or before the first daie of the moneth of march next
comyng as by the said obligaȝons & Condicōns in y^t behalf
made, more at Large maye apeare. WHEREAPON know ye y^t we
y^e said two arbitrators beinge desirous,asmuch as in vs is, to
set an vnytye & quietnes betwene the said pties and havenge
examyned the causes and Circumstancȝ of the said controwisies
& debaty with y^e allegacōns and obiections of eyther of y^e
said pties towchinge the same do make ordeine, pnuonce &
declare this pnt award Indented of and apon y^e p'misses
in manū and forme folowinge y^t ys to saie. FFIRST we awarde,
ord^r, and iudge, by theis pnt y^t either of the said pties, shall
before y^e xth daye of this instant monethe of ffebruarye, seale,
signe, and for & as his deade lawfully deliū vnto thother of
them, a sufficient and lawfull gevalle releas, acquitaunce and
discharge of for and Conc'ninge all and all manū of accōns,
bothe reall & psonall, titles of accōns, sutȝ, quarrells, recconinges
and demaundȝ, frome y^e beginnyng of the worlde, vntill the
daie of the date of the said obligacōns. AND also we awarde,
and iudge y^t the said Willm More, shall before the said
tenthe daie of this instant monethe of ffebruary discharge and
wthdrawe, all suche, and the same, accōns and Sutes, that he or
any other for him, in his name or by his appointm^t, have entered
or cōmenced or at this pnt daye ys dependinge, for any matt^r
or cause in any Courte or Courts of recorde, At the sute of y^e
said Willm More agaynst the said Henrye Pole. / AND likewise
we awarde and iudge y^t the said Henry Pole shall at his pper

Costs and chargys before the said tenthe Daie of this Instant monethe of ffebruarye discharge and wthdrawe, or otherwise for eū discontynue all such and the same accōns & suts what soew^y he or Niclas ffitzharbert or either of them hath before the date hereof entered or comesed, or ys at this p'sent dependinge for any matter or cause in any Courte or Courtys of recorde or ells where at the sute of the said Henry Pole, and Niclas ffitzharbert or either of them agaynst the said Willm More Laurence Bywat^r and Willm Ioyner or any of them. AND ALSO WE awarde & iudge y^t the said Henry Pole shall before the said tenthe daie of this Instant Monethe of ffebruary, seale, and as his dede deliū vnto the said W^m More and his heires, one sufficient and Lawfull dede of conveyaunce and release of all the mesuagys and teñtys w^t y^e appteñncys now or late in y^e seūall tenures or occupacōns of the said wylliam Ioyner, Thom^s Hale Lawrence Bywater and Richard ffrith, or any of them, scituat & beinge w^tin y^e p'cincte of y^e late black ffriers aīs friers p'chers w^tin the Citye of London, and of all y^e right, interest, and titell of the said Henry Pole, of and in the said Messuagy, and Teñtys w^t y^e appteñncys and of eūy of thm wth warrantye onely agaynst hym the same Henry Pole, and his heires. AND WITH a coveñt in the same dede to be conteyned for the discharginge or savinge harmelesse of the said Willm More & his heires, and the said messuagys and teñtys with thapp'teñncys, aswell of the title of Ioyntuer & dower of Margarett wife of the said Henry Pole, as of all other Incombrauncy, trōbles & titles, hadd, made, done or comitted by the said Henry Pole. AND LIKWISE we awarde and iudge y^t the said willm More shall before the said tenthe daye of this Instant moneth of ffebruary seale and as his dede deliū vnto the said Henry Pole and his heires one like sufficient and Lawfull dede of Conveyaunce, and release of all those messuagys or Teñtys with thapp'teñncys w^tin y^e p'cinct of the said late black friers now or late in the seūall tenures or occupacyons of Xōfer ffenton Thom^s Austen and Iohn Lewes or of any of them and of all the right interest, and title of the said Willm More

of and in y^e same messuagy and Teñt w^t the app'teñcys w^t warranty onely agaynst hym the said Willm More and his heires. And w^t a Coveñt or clause in the same dede to be Conteyned for y^e discharginge or savinge harmelesse of the said Henry Pole and his heirs and the said messuagy and teñt w^t thapp'teñcys of the said Willm More, as of all other Incombrañcy, tröbles & Tytles hadd made done, or Comitted by the said Willm More. And more oþ we awarde order and iudge by theis pñtys y^t the said Willm More shall before the said tenth daye of this Instant moneth of ffebruary seale and as his deade deliuer To the said Henry Pole and Margarett his wife, one sufficient and lawfull lease by dede Indented of the said Teñt w^t thappteñcys now in the tenure of the said Lawrance Bywat^r to endure for the terme of ffiftye yeres next ensuyng the said xth daie of this Instant monethe of ffebruarye (yf the said Henrye & margarett or either of them, do live the said terme of ffiftye yeres.) ffor the yerely rent of twelve pence thereapon to be reszued and paieable to the said Willm More and his heires at the feaste of S^t Michaell tharchangell, onely, yerely duringe the said Lease / And with a clawse of distresse in the same Lease to be Conteyned for nonpayment of the said Rent w^tin y^e space of Twentye Dayes next after the said feaste of S^t Michaell thearchangell yerely / And w^t a coveñt in the same Lease to be Conteyned on the ptye of the said Willm More That the said Teñt shall at the tyme of the makinge of the said Lease be, and duringe the said terme Contynew discharged or sufficiently saved harmeles agaynst all psons of and from all form Leasses, and guntys and all other encombrauncy whatsoever, hadd, made, done, or suffered by y^e said Willm More (other then one Lease at will, or frome yere to yere determynable, within one yere next after the date hereof made of the said teñt to the said Lawrance Bywat^r for the yerely Rent of xl^l paialble at fower termes in y^e yere w^t yerely rent yt shall and maye be Lawfull, for the said Henry Pole and Margarett his wife to receyve and take quarterly frome Hensforth as yt shall grow due, w^tout

Lett or Interruption of the said Willm More his heires or assigȝ. AND WITH one other Coveñt in the said Lease to be Conteyned on y^e ptye of the said Henry Pole, & Margarett his wife, for the maineteynynge and kepinge yearly duringe the said Lease, of all and singuler the repacyōns of the said last recyted Teñt wth thapp'teñncȝ, and for leavinge of the same at thend and determinacion of the said Lease sufficyentlye repayred. And wth a proviso in y^e said Lease to be conteyned, That yf yt shall hapēn bothe y^e said Henry Pole, and Margarett his wife, to depte out of this transitorye Lif, before y^e expiracion of y^e said terme of ffyftie yeres, That then wthin Ten daies next after the decease of bothe the said pties the said Lease shall cease, and be fully determinyd, voyde & of none effecte. AND ffynally wee award, ord^r & iudge by theis pñts, that yf at any tyme hereafter, there shall happen anie cōtrouȝsy, Ambiguycie, question or doubt, to aryse by or betwene the sayd ptyes, for or Towchinge any of the p'misses, by meanes of any Article clawse, worde, or sentence, in this o^r awarde Conteyned, or for wante of sufficyent matt^r, or pfect Lymytacion or order by vs y^e said arbitrators herein to be directed & Sett downe, That then the said pties, theire heires and executo^rs w^tout any atteþtinge or psecutinge of Sute in Lawe or other vexacion or disquietnes either of them agaynst thoþher, shall in y^t behalf submitt & yelde themselves wholly to the Construction, defynicōn, ord^r, rule & iudgem^t of vs the said two arbitrators or of the survivor of vs in for & conc'nyng eþy such cawse of Controversye. / Ambiguycie, question or doubt so happenyng for vpon or by reason of any of the p'misses. IN WITNES whereof we y^e said two arbitrators have to ech Counter-paine of this o^r awarde indented put o^r handȝ & seales yeven the iiiijth daie of february in the xvth yere of y^e Raigne of o^r soðaigne Ladie Elizabeth by y^e grace of god quene of England ffaunce and Ireland defendo^r of the ffaythe &c. /

TO ALL XPĒN people to whome this pñt writinge shall come or yt shall se here or reade LEONELL DUCKET Aldermā Lorde

Mayor of the Citye of London send gretinge in or Lord god e

elastinge FOR AS MVCHE as emongst dius others y^e gret and manyfold dedes & workes of ptye & charitye the witnessinge & declaracōn of y^e truthe in all matters of questions ambiguityes & doubtys is not to be accompted y^e Leaste but rather as a chefe vertu & meane whereby y^e trothe advmbrat and many tymes suppressed for a season doth rather apeare and is brought forthe into the light & knowledge of men is w^t the chefest to be embraced exalted and comended. I THEREFORE y^e said lorde maior signifie & declare vnto all yo^r honors and worshipes to whome it shall epteine and to eūy of the same y^e the daies of the date of theis p'sents hereund^r written there did apeare and come psonally into y^e Quens Ma^s. courte holden before me y^e said Lorde maior and my bretheren the Aldermen in y^e utter chamb^r of the Guyldhale of the said Citye theis deponentys herevnder namede w^{ch} apon theire owen fre will wthout any manf^r of coaccōn or constrainyt apon theire corporall othes vpon y^e holy evangelist of almightye god then and there taken exactly and seūally examynede by or comōn clerk of the said Citye by our comaundement and apoyntement vpon certeyne Interrogatories to them minystred senden and deposen as folowethe the w^{ch} Interrogatories and deposicions hereafter worde for worde do ensue. INTERROGATORIES to be mynistred to witnesses to be examyned on the parte and behalfe of Willm More Esquier^r .1. INP^rIMIS whether do yow know the howse or place wherein Willm Ioynner or his assigys kepereth now a scole of fenche within the p'cincte of the late black friers als the friers p'chers wthin y^e Citye of London and how longe yow have knownen the same .2. ITEM whether do yow knowe a little howse or Teñt wthin y^e said precincte now in the tenure of Lawrence Bywater haveing Chalises & singinge caks painted in the windowe of the same howse and styled aboue with waynscott and how longe yow have knownen the same. 3. ITEM whether the said howse or place wherin the said willm Ioyner or his assigne doth now kepe the same scole of fenche was alwayes vsed sins this examiñt remembrance by the friers

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themselves to their owen pper vse for a plor and never lett out or inhabited by any other pson or ps ons vntill the said howse of friers was dissolved or surrendered. / 4. ITEM whether y^e said litle howse or Teñt wherein the said Lawrence Bywater doth now dwell was not alwayes a Lodginge for a frier y^t was a butler of the said friers or friers p'chers duringe this exa^{ts} Remembrance vntill y^e said howse of friers was dissoluued or surrendered as aforesaid and not let out to any pson or inhabited by any pson so longe as the said friers stode. xx^o DIE NOVEMBR .1572. Annoq xv^{to} Elizabeth Regine. EDWARDE Muschampe of Newington in the Countye of Surrey gent aged lix^{en} yeres or therabouty sworne and examynede the daye and yere aboue said on certeine Interro to him mynistred on his saide othe deposeth and saithe as folowethe i. To THE FFIRSTE Interrogatorie he saith he doth verye well know the howse or place wherein Willm Ioyner or his assigne kepeth now a scole of fenche wⁱn y^e p'cincte of the late black friers als the friers preachers within the cytie of London and hath knownen the same by the space of ffortye yers for he saith he was brought vp of a childe with one Iohn Clerk a procter of the arches dwellinge in S^t Gregories pishe at the sowth dore of Powles. To THE seconde Interrogatorie he saithe he knoweth well a litle howse or Teñt wⁱn the said p'cinct now in y^e tenure of Lawrence Bywat^r havinge chalyces & singinge cakes paynted in y^e windowe of y^e same howse and syled about w^t waynscott and hath knownen the same abovte fourtye yeres paste. To THE third Interrogatory he saith the said howse wherein the said willm Ioyner or his assigne doth now kepe the said scole of fenche was alwaies vsed sins this examinat^r remembrance by the ffriers them selves to their owen pper vse for a plor where comonly the friers did vse to breke their faste for y^t it stode nere y^e buttery of the said howse and neū lett out or inhabited by any other pson or ps ons vntill the said howse of friers was dissoluued or surrendered that ever this exa^{ts} coulde pceyve. To THE fourth Interrogatorye this examynat saieth y^t y^e said litle howse or Teñt wherein y^e said Lawrence Bywater doth now

dwell was alwaies a lodginge for a frier that was a butler of the said friers or friers prechers duringe this examynat^y remembrance and saithe that the said Butler did comonly goe thorow the said litle howse to y^e brew howse w^{ch} stode herd by y^t and this he remembreth to be so vsed vntill the said howse of ffriers was dissoluued and surrendered and not let out to any pson or psions or inhabitede by any other pson then for the butlers lodgin^ge whilst y^e said friery stode that ever this exa^t coulde pceive for he saithe the said two romes were so necessary for the daily vse of the friers that they could not Convenyently be spared.

xxij^o DIE NOVEMBERIS. 1572. Annoq^z xv^{to} Elizabeth Regine RICHARD LICHFELDE serieant at Mace attendinge on the Lorde Maior of the Citie of London agede threescore and fow^r yeres or thereabout^y sworne and examyned the daye & yere aboue said on certeyne Interrogatories to him mynistred on his said othe deposeth & saithe as folowethe.

1. To THE FIRST Interrogatory he saith he doth verye well knowe the howse and place wherein Willm Ioyner now or latelye kept a scole of fenche wthin the p'cincte of the late black friers of London and hath knownen the same aboue xl^{ti} yeres paste w^{ch} rome he saith ys syled aboue w^t waynscott.
2. To THE SECONDE Interrogatorye he saith he well knowethe a litle howse wthin the precincte of the said late friers now in the tenure of Lawrence Biwater havinge Chalices singinge caky paynted in the windowe of the said and syled aboue w^t waynescott and hath also knownen the same aboue xl^{ti} yeres past.
3. To THE THIRDE Interrogatory he sayth that the said howse and place wherein the said Willm Ioyner now or latelye kepte the said scole of fence was alwayes sins this examynat^y remembrance vsed and occupied by the friers them selves to theire owen prop vse as a plor to dyne and supp in and never lett out or inhabited by eny other pson vntill the said howse of friers was dissoluued and surrenderd & saith y^t y^e butterye w^{ch} they comonly vsed stode fast by the said rome and the said plor stode so handsome to the Butterye and y^e kitchyn and brewhowse y^t yt could not wthout great inconvenyence be spared frome the vse of the said friers.
4. To THE

fourthe Interrogatorye he saithe the said litle howse wherein y^e said Lawrence Bywat^r doth now dwell was alwaies duringe his remembrance a lodginge for a frier that was a butler of the said friers vntill the said howse of friers was dissoluued as afore-said and not let out to any pson or inhabited by any other pson so longe as the friers stode w^{ch} litle rome this exat^t saith stode so handsome to the buttery plor & brewhowse y^t of all other Romes it was meetest for that purpose and coulde not be sparcde frome y^t vse. XXIIJ^o DIE JANUARIJ 1572. Annoq^B xv^{to} Elizabeth Regine THOMAS HALE serieant at armes to the quenes Ma^{ry} and Grome of her highnes Tent^s hales and pavilions aged lxvj yeres or there about^s sworne and examyned the daie and yere abouesaid on y^e behalfe of Willm More esquier on his said othe deposeth and saithe as folowethe. / That in the begynnyng of kinge Edward the vjth tyme the kinge gave to S^r Tho Cardyn knight so moche of the dissoluued howse of the black friers in London as was then in y^e kings hande to geve and saith that y^e said S^r Thomas Cardyn had the vse of the same in the tyme of kinge Henry the viijth by reason of his office beinge maister of the Tent^s at w^{ch} tyme one Tho Phillips beinge then Clerke of the tent^s and sometyme his s^juⁿte dwelt in a litle howse in the p'cincte of the said friers by the appointem^t of the said S^r Thomas Cardyn in w^{ch} howse at this p'sente one Bywat^r dwellethe w^{ch} litle howse hath in the glasse windowe chalises and singinge cak^s payntede and the said Phillyps by the said S^r Thomas Cardyns appoyntem^t had thvse of one other howse in the said friers wherein lately one Ioyēr kept a scole of fenche and then vsed to laye wodde in the same (as a waste rome) for to spende in his howse. More ouer he saithe that about the begynnyng of kinge Edwardes tyme and when the same was geuen vnto the sayd S^r Thomas Cardyn the said Phillips contynued the possessyon of the said Two howses vnder y^e said S^r Tho Carden as he remembreth aboue two yeres after M^r Cardens g^unte and then the said S^r Tho Carden removed the said Phillyps frome the said litle howse into a nother howse in y^e said friers called the

Ankers and after the removeinge of the said Phillips as this exa^{tt} remembrethe y^e said M^r Carden placed in y^e said little howse where Bywat^r dwellethe one M^r Blagraue clerk of y^e tent^y & saithe he did neu^r here or pceive but y^e said ij howses were to the said S^r Thomas Cardyn to dispose at his pleasure at all tymes aft^r y^e kings gunte to him and saith y^t duringe all his tyme S^r Thomas Cheyney nor any for him had nothinge to do in the said two howses that ever he did pceyve and yet he saithe He knew the same ij howses aboue xxxiiⁱⁱ yeres past. In faith and Testymony whereof I y^e said Lord Maior the comon seale of myne office of maiorallitye of the said at the desier of the said Willm More esquier to theis pñt^s have cawsed to be put Writton at the said Cytye of London the xxvijth daye of Ianuarye in the xvth yere of the Raigne of o^r so^uaigne Ladye Elizabeth by the grace of god Quene of England ffrance and Ireland Defendor of the faithe &c. /

Stapiltⁿ

TO ALL XPEN PEOPLE to whome this pñt writinge shall come or yt shall see here or reade Wyllm ALLEVYN knight, Lorde Mayor of the Cytye of London send gretinge in o^r Lorde god everlastinge / fforasmuche as amongst diuers others the gret and manyfolde dedes and workes of pyt^e and Charytie the witnessinge & declaracion of the truth in all matters of Questions Ambiguyties and doubtys not to be acompted the leaste but rather as a Cheyf vertu and meane Whereby the trouthe adumbrate and many tymes suppressed for a season doth rather apeare and ys brought forth into the Light and knowledge of men ys with the Chefeste to be embraced exalted and comended I THEREFORE the said Lorde Mayor sygnyfye and declare unto all yo^r honors and worships to whome yt shall a^pteyne and to every of the same that the daies of the date of theis pñt^s herevnder writton there did apere and com^r psonally into the Quenes ma^ts courte holden before me the said Lorde Maior and my brethern the Aldermen in the vtter Chamber of the Guyldhall of the said Citye theis

deponentys herevnd^r named whoe apon their owen ffrewil without
 anie maſt of coaccōn or Conſtraynt vpon their Corporall othes
 apon the Holy Evangelie of almightye gode then and ther
 taken Exactly and ſewally examyned by o^r comon clerk of the
 ſaid Citye by o^r comaundement and apoynſtment on c^teyne
 Interrogatories which Interrogatories together w^t their ſewall
 depoſiciōns hereafter ensue worde for worde as foloweth. INTER-
 ROGATORIES to be minyſtred to witneſſes on the behalf of Willm
 More esquier^r 1. INPRIMIS whether do yo^w know Willm More
 esquire and Henry Pole esquire and whether did yo^w ever
 knowe S^r Thomſ Cheney knight Iasper ffilole Thomſ fferreby
 and Willm Lyllegrave and how longe have yo^w knownen them
 or any of them / 2 ITEM whether do yo^w know the litle howſe
 wherein Larence Bywat^r dwelleth w^thin the p'cinct of the black
 ffriers in London w^{ch} howſe hath in y^e glasse windowe Challeſes
 and ſinginge Caky paynted and ys ſyeled above with waynſcott
 and how longe have yo^w knownen the ſame. 3 ITEM whether
 was not the ſaid litle howſe a lodgiſe vſed for the vſe of
 ſome one of the ffriers and new lett out to any parſon duringe
 the tyme that the ffriers ſtode. 4. ITEM whether do yow knowe
 the hovſe wherin Ioyner keþeth now a feſe ſcole w^tin the
 p'cincte of the ſaid ffriers wherevnto Ioyneth an old buttery
 of the ffriers and how longe have yow knownen the ſame
 5 ITEM whether the ſaid howſe wherin the ſaid ſcole of ffence
 ys kept was not alwaies vſed duringe the tyme of ffriers by the
 ffriers them ſelves to their owen pper vſe and never lett out
 to any Tenante duringe the ſaid tyme. 6. ITEM whether the
 ſaid Iasper ffilole Thomas fferreby Wyllm Lyllegrave or S^r
 Thomas Cheney did ever holde or occupye the ſaid litill
 howſe or the howſe wherin the ſcole of ffence ys kept as
 aforesaid before the diſſoluſon of the ffriers. 7. ITEM whether
 they or any of theim did ever holde or occupye the ſaid litle
 howſe or ſcole of ffence ſins the ſaid howſe of ffriers was
 dyſſolued to yo^r knowledge. NONO DIE MAIJ 1572 Annoq;
 xiiij^o Elizabeth Regine MARGARET HARBOTTELL wyf of Xōper
 Harbottell Citezen & Haberdasher of London aged lxvij

yeres or there abouty sworn and examyned the daye and yere above said on the behalf of Wyllm More esquire vpon her said othe deposeth and sayth as foloweth, 1. To THE FFIRST Interrogatorye she sayth y^t she knoweth Wyllm More esquire and Henry Pole esquire and hath knownen theim of longe tyme and that she did well knowe S^r Thom^s Cheney knight Iasper ffybole and Wyllm Lyllegrave and hath knownen theim ffortye yeres past & more, but she sayth she doth not well rememb^r Thom^s fferreby in the said Interrogatory named. 2. To THE SECONDE Interrogatorie she sayth she knoweth a lytle howse wherin Laurence Bywater dwelleth w^{ch}in the p'cincte of the black ffriers w^{ch} howse hath in y^e glasse wyndowe challics and singinge cakes paynted and ys syaled above wth waynscott but she sayth she hath knownen that lytle rome but a smale tyme but the romes next the same litle rome she hath knownen theis ffortye yeres. 3. To THE THIRDE Interrogatorye she sayth she cannot depose. 4. To THE FFOWRTH Interrogatorye she sayth she hath sēn of late a gret rome paved in the p'cynct of the said ffriers wherevnto Ioyneth an olde buttery of the ffriers. 5. To THE FYFTE Interrogatorie she Cannot depose. 6. 7. To THE SYXTH & seventhe Interrogatories she sayeth that as she hath before sayde she did well know Iasper ffybole Wyllm Lylgrave and S^r Thom^s Cheyney but she sayth that she did never know or vnderstande that they or any of theim did holde or occupy the said lytle howse nor the said grete Rome paved adioyīnge to the ffriers Buttry in the tymes of y^e ffriers or any tyme sins nether doth she well remember to what vse the same were pvt. DIE ET ANNO PREDICT. ALICE AVLANDE wyf of Iohn Aylande Citezen and Cutler of London aged lvij yeres or thereabouty sworne & examyned the daic and yere above writton on the behalf of Wyllm More esquier on her said othe deposeth and sayth as foloweth that she did well knowe Sir Thom^s Cheney knight and one M^r wyllm Lyllegrave and hath knownen them when she was about xvij yeres olde and she knoweth that S^r Thomas Cheney dwelt in a fayre howse in ye p'cincte of the friers in a garden and the said M^r Lyllgrave dwelt in the said ffriers

and kept howse there / Also she sayth that of late she hath
sene a gret rome paved in the said ffryers where a scole of
ffence ys kept as ys saide and she well remembreth that the
said M^r Lyllgrave never dwelt in the saide howse now called
the fence scole nether in the howse wherein one Bywat^r dwelleth
in the said ffriers nether doth she know that S^r Thomas Cheney
or M^r Lyllgrave ever hade or occupied any other howses in the
said ffriers but the two howses where they seūally dwelt and
kept their howses. DVODECIMO DIE MAIJ. 1572. Annoq; decimo-
quarto Elizabeth Regine / IULIAN WHITLOCK wydow dwellinge
in the white ffriers of London ageed xlviij yeres or ther abouty
sworne and ex^d the daye and yere abovesaide on c'teyne In-
terrogatories to her mynistr'd on the behalf of Wyllm More
esquier on her saide othe deposeth and sayth as foloweth. 1. To
THE FFIRST Interrogatorie she saith she knoweth Wyllm More
esquier in the said Interrogatorye named but she knoweth
not y^e said Henrye Pole esquier in the said Interrogatorie
mencioned. 2. To THE SECOND Interrogatorye she sayth she
knoweth well the litle howse wherein Lawrence Bywater
dwellethe wthin the p'cinct of the black ffriers wth howse hath
in the glasse wyndowe Challics and singinge caks paynted and
ys syed above wth waynscot & hath knownen the same theis
fortye yeres past for that she was borne wthin the p'cincte of
the said black ffriers. 3. To THE THIRDE Interrogatorie she
sayeth that the sayd lytle howse was in the tyme of the ffriers
a lodgings for one of the friers and she remembreth y^t a frier
beinge a butler of the same howse did lodge in the same litle
howse, and further sayth that the same litle howse was never
lett out to any pson duringe the tyme of the said ffriers.
4. To THE fourth Interrogatorye she sayth that she well knoweth
the howse wherin Ioyner now kepereth a fence scole wthin the
p'cinte of the said ffriers whervnto Ioyneth an olde Buttrye of
the ffriers and hath knownen the same by the space of ffortye
yeres last past. 5. To THE FVFTE Interrogatorie she sayth
that the howse wherein the said scole of ffence ys kept was
alwaies vsed duringe the tyme of the ffriers and duringe the

tyme of her remembrance by the ffriers them selves to their
 Owen pper vse and never lett out to any teñt syns she Coulde
 rememb^r and duringe the tyme of the said ffriers. 6. To THE
 syxth Interrogatorie she sayeth that Jasper fylole Thomas
 ffereby Wyllm Lyllgrave nor S^r Thomas Cheney nor any of
 them did ever hold or occupye y^e said lytle howse in the tenure
 nowe of the said Bywat^r or the howse wherein the scole of
 ffence ys kept before the dissolucon of the sayde ffryers and
 sins the tyme of her remembrance. 7. To THE sevēth In-
 terrogatorie she sayth that the said Jasper ffylole Thom^s ffereby
 Wyllm Lyllgrave nor sir Thom^s Cheney nor any of them did
 holde or occupye the said lytle howse or the howse where
 the scole of ffence ys kept sins the said howse of ffriers was
 dyssolued to her knowledge. xij^o DIE MAIJ 1572. Annoq^o
 Elizabeth Regine quartodecimo. ELIZABETH BAXTER wydow
 dwellinge wth in the white ffriers of London ageed lxx yeres or
 there about^y sworne and examyned the daye and yere above
 said on c'teyne Interrogatory to her mynistred on the behalf of
 Wyllm More esquio^r on her saide othe deposeth and saith as
 foloweth. 1. To THE first Interrogatorie she sayth she knoweth
 Wylliam More in the said Interrogatory namede but she sayth
 she knoweth not Henry Pole in the said Interrogatorie named.
 2. To THE SECONDE Interrogatorye she sayth she knoweth a litle
 howse wherin Lawrence Bywat^r dwelleth wth in the p'cincte of
 the black friers w^{ch} howse hath in the glasse wyndowe Challic^s
 and singinge cakes payntede and ys sieled above wth waynscote
 and hath knownen the same sins the suppression of y^e said howse
 of black friers and iiij^{or} or five yeres before for that her husbond
 Richard Baxter was porter of the howse of the said black
 ffryers there in the tyme of the said ffriers. 3. To THE THIRDE
 Interrogatorie she sayth she cannot depose. 4. To THE fourth
 Interrogatorye she sayth she knoweth the howse wherein Ioyner
 kepeth now a ffence scole wth in the precincte of the said Black
 ffriers wherevnto ioyneth an old buttrye of the said ffriers and
 hath knownen the same syns her said Husbonde was fryst porter
 of the said black friers. 5. To THE FFYFTE Interrogatorye she

sayth that the sayd howse wherin y^e said scole of ffence ys kept was alwayes vsed duringe the tyme y^t she was in y^e said howse of the ffriers w^{ch} was vntill a yere before the suppression of y^e howse by the friers theim selves to their owen pper vse & never lett in her tyme to any tefnt or occupied by any other then the said ffriers theim selves. 6. To THE syxth Interrogatorye she sayth that Iasper ffylole Thomas fferreby Wyllm Lyllegrave nor Sir Thom^s Cheyney nor any of them did ever holde or occupye the said little howse wherin the said Bywat^r dwelleth or y^e howse wherein y^e scole of ffence ys kept before the disolucon of the ffryers duringe the tyme of her beinge in the said ffriers w^{ch} was fflow^r or fyve yeres before the dyssolucon of the sayde howse. 7. To THE seventhe Interrogatorye she sayth that the said Iasper ffylole Thomas fferreby Wyllm Lyllegrave nor S^r Thomas Cheyney nor any of them did ever holde or occupye the said little howse or y^e howse where y^e scole of ffence ys sins the said howse of ffryers was dyssolved to her knowledge.

DUODECIMO DIE MAIJ 1572. Annoq^b xiiij^{to} Elizabeth Regine LARENCE BYWATER yom^a dwellinge wthin y^e Black ffriers agreeed xlvj yeres or there abouty sworne and examyned the daye and yere above said on c'teyne Interrogator^s to him mynistred on the behalfe of Wyllm More esquier vpon his said othe deposeth and sayth as folowethe. • 1. To THE FIRST Interrogatorye he sayth he knoweth Wyllm More esquire and Henry Poole esquire in the said Interrogatorye named. 2. To THE seconde Interrogatorie he sayth he hath knownen the said howse wherein he this exa^t dwellethe w^{ch} hath Challicy and singinge cakes paynted in the wyndow of the same beinge the howse mencōnede in the said Interrogatorie xv^{ea} yeres last past and hath dwelt therein xij yeres and yt planely appearthe that the said howse hath ben covered wth Leade. 3. To THE THIRDE Interrogatorye he sayth he cannot saye any thinge of his owen knowledge but he saith he hath herde one wydowe Churchegate mother of this deponenty wif whoe dwelled in the said ffryers (in the tyme of the said ffryers) dyvers tymes saie that the said litle howse was a lodinge for one of the ffriers who was butler of the same

howse and that she hath hadde ale frome the buttery of the said howse throughe the said litle howse. 4. To THE FFOVRTHE Interrogatorye he sayth he knoweth the howse wherein Ioyner kepethe now a fence scole wthin the p'cincte of the said ffriers wherenvnto Ioyneth an olde butterye of the friers and hath knownen the same by y^e space of ffyftene yeres laste paste. 5. To THE FYFTE Interrogatorie he sayth he knoweth nothinge of his owen knowledge but he saith that by the standinge of the same yt is very like that the same must needys be occupied by the friers theim selves in their tyme to there owen vse and he remembreth that one woodman did holde the said howse where the said scole of ffence ys kept and an other howse ther by of S^r Thomas Carden / and in theother rome kept an ordynary table and had his waye to the same through the said howse where the said scole of fence ys kept. 6. 7. To THE SYXTI^H AND SEVENTH Interrogatories he sayth he Cannot depose. VICESIMO TERTIO DIE Junii 1572. Annoq^B Elizabeth Regine xiiiij^{to} HENRY IONES one of y^e Quenes Ma^ts Sergeantys at armes aged Lxxvj^{ten} yeres or there aboutys sworn and examyned the daye and yere aboue writton on his said othe deposeth and saithe as foloweth that he doth now know a howse wherin one Ioyner kepeth a ffence scole wthin the p'cinct of the black ffriers in London and also knoweth one other litle hovse in the same friers syelled above wth waynscott and hath in the glasse wyndow certen Challics & singinge cakes paynted / Also he sayth he dyd very well knowe S^r Thom^s Cheyney knight Iasper ffylole Thom^s ffereby and Wyllm Lyllegrave and did know them amost fyftye yeres syns. Also he sayth that the said S^r Thom^s Cheyney Iasper ffylole Thomas fferreby nor Wyllm Lylgrave dyd not at any tyme to his remembrance or knoledge holde or occupye the said Rome wherein the said scole of ffence ys kept, or the said howse syeled and paynted in the wyndow wth Challics & singinge cakes before the said ffriers dyssolved or any tyme after yet he saythe he doth know and well remember that the said S^r Thomas Cheney M^r fferreby and M^r Lylgrave hadde Lodgingy in the same ffriers above ffortye paste yeres and

remembreth where there seall Lodgings were VICESIMO
 SEXTO DIE IUNIJ 1572. Annoq^t xiiij^{to} Elizabeth Regine. SIR
 IOHN PORTINARY knight aged Ixiiij^{or} yers or thereabouts sworn
 and examyned the daie and yere above writton on his said oth
 depose & sayth as folowth that he very well knoweth one
 howse wthin the p'cinct of the late black friers of London wherein
 one Ioyner now or latly kept a scole of fence and hath knownen
 the same ever sins the said howse of friers came to the kingy
 handys and further saith that in the begynige of Kinge Edwardes
 tyme S^r Thomas Carden knight entered into the same howse
 in the name of all y^t w^{ch} y^e kinge had gyven him wthin the said
 ffriers and made his lodginge there and about that tyme did
 invite this examynat and his wyf to supper there together wth
 divers other gentlemen and they all supped together wth the
 said S^r Thomas Carden in the same rome wher the said scole
 of fence ys now kept and did there see A pley and ffurther he
 sayth that when the said howse of blackfriers was dyssolved and
 came to the Kingy handys by order from the Kinge the keyes
 of the said howse were deliūd to this ex^{tt} to kepe who had a fee
 for the kepinge of the said howse of ffriers and whilst he kept
 the same, the said Rome now a ffence scole was not put to any
 vse nether any bodye then dwelt in the same frome the tyme of
 the delyvery of the said keyes to him vntill the tyme that he
 was at supper wth the said S^r Thom^s Carden there as before he
 hath said and more in effect he Cannot depose / xxvij^{mo} DIE IUNIJ
 1572. Annoq^t xiiij^{to} Elizabeth Regine THOM^s BLAGRAVE of
 west bedwyn in the County of wiltesh^{es} esquier agreeed L yeres or
 there abouty sworn and ex^d the daye and yere above writton
 on his said othe deposeth and saith as foloweth y^t he knoweth
 one howse in the p'cynct of the late black friers of London
 wherein one Ioyner now or lately kept a scole of fence and
 hath knownen the same sins the xxxvijth yere of Kinge Henry
 the eyght and saith that at that tyme he was s^junt to S^r Thom^s
 Carden knight who then was mayster of the revells and of the
 tentys to Kinge Henry the eyght and that the said S^r Thomas
 then had the whole vse of the said howse now the scole of
 fence and y^t he this examynat and others then s^juntys to the

said S^r Tho^ms Carden Hath dyvers tymes layen in the same howse / And further sayth he doth knowe one other howse wherin one Laurance Bywater now dwelleth and hath knownen the same sins the begynnge of kinge Edwardys tyme And that he did knowe one Tho^ms Phillips sometyme dwell in the same who was then clerke of the tent^y and revells and sayth that afterwardys the said Phillips was removed by the said S^r Tho^ms Carden from the said howse to a place called the ankeryge in the said ffriers to have that by reason of his said office and afterwardys the said S^r Tho^ms Carden dyd lett to him this deponent the said howse wherein the sayd Bywater now dwelleth and y^e same beinge to litle for hym and hys wyf this examynat dyde take of one pson wythers servant to S^r Thomas Cheyney knight one Chamber adioyninge to the same howse w^{ch} chamb^r was the said S^r Tho^ms Cheneyes And helde the sayde Chamber of the sayde S^r Tho^ms Cheney for yeres And also helde y^e sayd howse of the sayd S^r Tho^ms Carden at will and at the Death of y^e said S^r Thomas Cheyney the said Chamber was taken frome this examynat / whoe afterwardys toke the same of Henry Pole esquier and for the howse remayned tenant to the said S^r Thomas Carden and after as teñt to the said S^r Thomas Cardens wyf. And after as Teñt to Wyllm More esquire and sayth the said Chamber ys now in the possession of the said Henry Pole esquier or his assig^g as he Thincketh. Also he sayth that to his nowe remembrance he dyd never know any tent^y lyinge in the said howse where the said Bywater now dwelleth also this deponent sayth that he hathe herde that y^e said howse in tymes past was covered wth leadd and verelye thincketh yt was so. And more in effect he Cannot depose. IN FFAYTHII and testimony wherof I the said Lorde Maior the comon seale of myne office of maioralitee of the said Cytte at the desyre of the said Wyllm More esquire to theis pnyt^y have cawsed to be put WRITTON at the said Cytte of London the xjth daye of October 1572 and in the fourteenth yere of the Raige of o^r souaigne Ladye Elizabeth by the grace of god of England ffaunce and Irelande Quene Defendor of the fayth &c.

STAPILTON.

XI

[*Loseley MS.*, No. 332 (51). Draft of a lease, dated 1564, describing the tenement which, according to the award, Sir William More was to demise to Henry Poole for the sum of twelve pence *per annum* (cf. p. 39, ll. 8-20). This house was afterwards bought by James Burbadge's sons (cf. No. XIV).]

This Indenture made the xth of Decembris in the viijth yere of the reigne of o^r souereigne Lady Elizabeth by the grace of god quene of England ffraunce and Ireland Defendor of the faith etc. Betwene willm more of Losley in the Countie of S. esquier of thone ptie and Laurence Bywater and Anne his wief of the blackfriers in the suburbs of london in the Countie of midd on thother ptie / Witnesseth that the said willm more for and in consideracion of repacions heretofore don at thonly costy and charges of the said laurence hath demysed graunted and to farme hath lett and by these pñty for hym his heires executours administratours and assignes doothe demyse graunt and to farme lett vnto thaboue named Laurence Bywater and Anne his wief their executours and assignes All that his messuage or tenement scituare lyinge and beinge w^tin the precinct of the late dissoluued blackfriers aforesaid now in the tenure and occupacion of the said Laurence w^t all chambers Cellers sollardes entries yarde or backside doore & doores locky and keys glasse and glaswindowes easements w^t all other comodities and proffitts whatsoeuer to the said messuage belonginge in as ample and large maner as the said Laurcne hath or had heretofore before the makinge of these pñty. That is to say A longe entrie comynge in ouer the yard boured and railed. A hall A kitchen A chamber ouer the hall w^t a chymney another littell rome vnder the hall w^t a chymney and privie A yard or backside. A great vaute or Celler To haue and to hold the said messuage or tenement w^t all and singler their app^tñncys as aforesaid vnto the said Laurence Bywater and Anne his wief their executours and assignes ffrom the ffeast of S^t michaell tharkeaungell last past vnto thend and

terme of then next and ymmeadiatlie following
 fully to be complete and ended Yeldinge and payinge therfore
 yerely vnto the said willm moore his executours and assignes
 xl s of lawfull money of Englond at the ffeast of thannuncaçon
 of or lady and St michaell the Archaungell by euen porcōns
 And the said laurence Bywater and Anne his wief their
 executours and assignes at their owne proper costy and chargy
 at all and euery tyme and tymes as often as nede shall require
 all and singler the premyses shall sufficientlie repaire susteine
 supporte clelse stower and maynteyne duringe the said terme
 And the same in all and euery pte so sufficientlie repaired
 clensed and stowred as aforesaid at thend of the said terme
 shall yeld vp / Greate tymber at thonly costy and charge of the
 lorde Prouyded alwaies that yf it shall fortune the said rent to
 be behinde vnpayd in pte or in all by [the] space of xl daies
 next after eny of the said ffeasty in wch it ought to be paid
 That then this pñt dimise and lease to be voyde and of none
 effect eny thinge in these pñt to the contrary in eny wise
 notw[]stondinge In witnes wherof etc /

[endorsed]: Bywater blakfryers

XII

[*Loseley MS.*, No. 1396, f. 134v. Lease to Rocho Bonetti (1584-5) enumerating the same rooms as the preceding lease, plus a small room of Sir William More's demise.]

Rocho THIS INDENTURE MADE the twentyeth daye of Marche
 Bonetie in the xxvijth yeare of the raigne of or soüaigne
 Ladye Ellizabeth by the grace of god Quene of
 England ffrance, and Ireland defendor of the faithe &c. Be-
 twene S^r willm More of Losely in the Countie of Surð knighte
 of thone ptie, And Rocho Bonetti of the Blackfryers London
 gent on thother ptye WITNESSETH that the sayd S^r willm
 More for diūse good causes & Consideracōns him spetiallie

movinge hath demysed gūnted and to ferme letten & by theis pñtys doth demise gūnte & to ferme lett and sett vnto the said Rocho Bonetti all that his messuage or teſte conteyninge theſ pticular roomeſ hearafter exp'ſſed & mencōned as the ſame are lately demysed by one Margrett Poole widdowe (viz.) A hawle, a Chamber aboue the hawle a lytle roome vnder the ſaid hawle, a yarde a litle Chamber or vaulte wthin the ſaid yarde, a Celler adioyninge to the ſaid yarde vnder the fenschole vnder the Southend of the ſame beinge the tenem^{te} nowe in the tenure of the ſaid Rocho Bonetti.) An Entrye, a kitchin adioyninge to the ſaid hawle & a ſmale rowne wthin the ſaid kytchin. All w^{ch} Chambers & rowmes of the demife of the ſaid Margrett Poole doe conteyne in length from north to ſouth twentie foote and eight inches, and foure foote & a halfe by the p'sent demife of the ſaid S^r willm More: And from Easte to weſte in breadeth twentie foote & a halfe of the demife of the ſaid Margret Poole and twoe foot over & beside by this pñte Indenture of the demife of the ſaid S^r willm More. All w^{ch} ſix foote & a halfe in lengthe and breadth of the demife of the ſaid S^r willm More and nowe taken in and adioyned as pte and belonginge to the aforesaid messuage or teſte doe belonge to the tenement late in the tenure of Iohn Lyllie gentleman & nowe in the tenure of the ſaid Rocho Bonetti conteyninge betwene the yarde of S^r willm More on the North to the lane leadinge to the howſe of S^r George Carewe Knight on the ſouth xxxij foote And betwene the Tenem^{te} of Margrett Poole on the ſouth and weſte and the tenem^{te} & yarde of the ſaid S^r willm More in the tenure of the ſaid Rocho Bonetti xxxix foote & viij inches wth all Chambers, Celler, Sollers, Rowmes, entries, lights, vaulte, easements, Buildings and Comodityes wth all & singuler ther ſeuall app'reancy thearunto belonginge or in any wiſe app'teyninge ſcyluat, lyngē & beinge in the piſhe of S^r Anne wthin the p'cincte of the Blackfryers aforesaid late in the tenure of the ſaid Margrett Poole and her assig^y and nowe in the tenure and occupaçon of the ſaid Rocho Bonetti By the demife of the ſaid Margrett Poole. All w^{ch} p'miſſes (except

the foresaid six foote & a halfe) the said Margrett Poole nowe houldeth for and duringe the tearme of her naturall life. And after her deceasse to discende & come to the said S^r willm More his heyres and assig^s. To HAVE, houlde, occupye and enioye the said messuage or tenem^{te} wth ther sewall app'tn^cs to the said Rocho Bonnetti his executo^{rs} administrato^{rs} and assig^s from & after the deceasse of the said Margrett Poole and from & after the full expyracōn and determinacōn of the estate for tearme of life w^{ch} she nowe hath as yet vndetermyned of & in the said messuage and tenem^{te} & other the p'misses before demysed vnto the full end & tearme of tenne yeares from thence next & imedyatly ensuinge & fully to be Compleat and ended. YEALDINGE and payinge therfore eūye yeare and yearlie from & after the decease of the said Margrett Poole vnto the said S^r willm More his heyres executo^{rs} or assig^s the full so^me of six pounds of lawfull money of England at foure feasty or tearmes in the yeare (viz) at the feasty of S^t Mychell tharke-angle The byrthe of o^r lord god The Anūtyacōn of o^r Ladye, S^t Mary the virgin, and the nativitie of S^t Iohn Baptiste, the firste payment therof to be payde at or before the firste feaste of the aforesaid foure feast^s w^{ch} shall next happen to be after the decease of the said Margrett Poole and so consequentlie from feaste to feaste quarterlie by even and equall porcōns duringe the tearme aforesaid. And yf yt happen the sayd yearlie rente of Six poundes to be behinde vnpayde in pte or in all by the space of fiftene dayes next after anie of the sayd feasty of payment at w^{ch} yt ought to be payde beinge lawfullie demaunded That then yt shalbe lawfull to the said S^r willm More his heyres and assig^s into the said messuage or tenem^{te} and other the p'misses wth ther app'tn^cs and eūie pte or pcell therof to enter and distractyne and the distresses thear so taken lawfullye to beare, leade, drive and carye awaye & the same to wth hould & kepe vntill he and they of the said yearlye rente & eūye pcell therof wth the arreragis of the same yf anie be due vnto them be fully contented satisfied and payde. AND further yf yt shall happen the said yearlie rent of Six

pounds to be behinde vnpaide in pte or in all over or after
anie feaste of payment therof as aforesaid in w^{ch} yt ought to
be paide beinge lawfullie demaunded by the space of eighte
and twentye dayes That then yt shalbe lawfull for the said
S^r willm More his heyres and assig^s into all the aforesaid
messuage & other the p'misses wth thapp'tncc whollie to
reenter & the same to haue againe, enioye, retayne and re-
posseeede as in his or ther form^m estate: And the said Rocho
Bonetti his executors and assig^s out & from the possession
therof vtterlye to expell putt oute and amove this Indenture
or anie thinge therein conteyned to the Contrarie in anie wise
not wth standinge. AND the said Rocho Bonetti for him his
executo^rs administrato^rs or assig^s Covñteth pmiseth and
gūnteth to and with the said S^r willm More his heyres
executo^rs and assig^s by thes pñty that he the said Rocho Bonetti
his executo^rs administrato^rs and assig^s at his and ther owne pp
costy and chargis all the said teñte and messuage & all other
the p'misses wth ther app'teñcy aboue demised in and by all
mann^m of repacōns whatsoeū together with the pavements seages
and wydraughts to the same teñte belonginge shall repayre or
cavse to be repayred made paved susteyned clesned scowred
& amended duringe the said tearme of tenne yeares and at
thende of the said tearme shall leave and yealde vpp all and
singuler the p'misses well and sufficientlie repayred susteyned
and amended in and by all thing^s whatsoeū vnto the said S^r
willm More his heyres executo^rs and assig^s. And alsoe at
his and ther like costy and Chargis shall bearne and paye all and
all manor of duties & Chargis due incidente and appteyninge
to the Churche, Skavinger, watche and warde wthin the p'cincte
aforesaid w^{ch} heretofore have bene vsed and accvstomed to be
payde out of the said messuage and other the p'misses at all
tymes duringe the tearme aforesaid. / AND the said Rocho
Bonetti Covñteth pmiseth and gūnteth to & wth the said S^r
willm More his heyres & executors that yf the said Rocho
Bonetti his executo^rs or assig^s doe at anie tyme hereafter
duringe the tearme aforesaid bargaine or sell his or there estate

of & in the p'misses or anie pte or pcell therof, That then the said S^r willm More his heyres or executo^{rs} shall & may have the foresakinge & refuseinge of the said demysed p'misses before anie other pson or ps ons whatsoever givinge & payinge for the same asmuch as any other shall or will give wthout fraude Covin or delaye PROVIDED alwayes and yt is further Covñnted & excepted by the said S^r willm More his heyres executo^{rs} and administrato^{rs} by theis pñty that the said Rocho Bonetti his executo^{rs} administrato^{rs} and assig^s nor anye of them shall not at anie tyme hearafter vse or kepe or cause to be vsed & kepte anie manñ victuallinge howse or typlinge hovse in and vpon the said tenem^{te} and messuage and all other the p'myses above demysed nor vpon anie pte or pcell therof duringe the tearme aforesaid wthout the privitye Consente & goodwill of the said S^r willm More his heyres or executo^{rs} therin firste had gñnted & obteyned in wrytinge vnder his or ther hande and seale AND the said S^r willm More for him his heyres executo^{rs} administrato^{rs} and assig^s Coveñnteth pmiseth and gñnteth to and with the said Rocho Bonetti his executo^{rs} administrato^{rs} and assig^s by theis p'senty That he the said Rocho Bonetti his executo^{rs}, administrato^{rs} and assig^s for the said yerly rente of six poundes of lawfull money of England to be payde in such manñ & forme as in & by theis p'sente Indentures is lymited and exp'ssed and vnder and pforminge all and singuler the Coveñnty, gñnty, articles, Condicōns & agreem^s aboue mencōned & exp'ssed w^{ch} on the pte and behalfe of the said Rocho Bonetti his executo^{rs} administrato^{rs} & assig^s are or ought to be obsyved pformed fullfilled and kepte in manor and forme aforesaid shall & may peaceablye and quietlye have, hovld, occupye and enioye thaforesaid messuage or teneñt and all other the p'misses wth ther app'tefinc^y aboue by thes p'senty demysed named and recyted wthout anie manñ lett, tröble interrupcōn eviccōn vexacōn or disturbance of or by the said S^r willm More his heyres executo^{rs} administrato^{rs} or assig^s or of anie other pson or ps ons whatsoewth clayminge by thorowe or vnder his or ther estate righte tytle or intereste duringe the

foresaid tearme of Tenne yeares mencōned and exp'ssed in and by theis p'sent̄ in manūl & forme aforesaid. / IN WITNES wheroft
the pties aforesaid to this p'sent̄ indenture interchaungeable
haue putte ther handes and seales the daie and yeare firste
aboue wrytton.

XIII

[*Loseley MS.*, No. 348. Sale of Blackfriars property to James Burbadge (1595-6). This deed was published long ago by Halliwell Phillipps, but from the enrolment in the Record Office. The present copy of the deed is the original counterpart of the indenture, and bears James Burbadge's signature and seal. A comparison with the preceding documents will show that James Burbadge bought the old 'frater', the 'Duchy Chamber', the parlour and hall under the 'frater', with cellars underneath, and certain rooms and lofts which stood partly over the 'Duchy Chamber' and partly over the entry to the old 'frater'.]

THIS INDENTURE MADE THE fflowrth daye of ffebruary in the Eight and Thirtith yere of the Raigne of or Soūaigne Ladie Elizabeth by the grace of god Quene of England ffaunce and Ireland defendo^r of the faithe &c. Betwene S^r William More of Loseley in the County of Surrey knight of thone ptie / And Iames Burbage of Hollowell in the County of Mid^d Gentleman of thother ptie WITNESSET^{II} that the saide S^r William More for and in consideracon of the some of Sixe Hundreth Poundes of Lawfull money of England to him by the saide Iames Burbage att and before thensealinge of theis pñty truelie paied Whereof and wherwth he the saide S^r William More doth acknowlege and confesse himselfe fullie satisfied and paied / And thereof and of eūy pte thereof doth clerelie acquite and dischardge the saide Iames Burbage his heires executo^s and Adm^{strato}^s and eūy of them by theis pñty. Hath Bargayned solde aliened enfeoffed and confirmed And by theis pñty doth fullie and clerelie Bargayne sell alien enfeoffe and confirme to the saide Iames Burbage his heires and assignes forever / All those Seaven greate vpper Romes as they are nowe devided being all vpon one flower and sometyme beinge one greate and entire rome wth

the roufe over the same couēd wth Leade, Together also wth all the leade that doth Cover the same seaven greate vpp romes, And also all the stone staires leadinge vpp vnto the Leades or roufe over the saide seaven greate vpp romes oute of the saide seaven greate vpp Romes, And also all the greate stone wallys and other wallys w^{ch} do enclose devide and belongeto the same seaven greate vpp romes And also all that greate paire of wyndinge staires wth the staire case therevnto belonginge wth leadeth vpp vnto the same seaven greate vpper Romes oute of the greate yarde there w^{ch} doth lye next vnto the Pipe office, w^{ch} saide seaven greate vpper romes were late in the tenure or occupacōn of William de Lawne Docto^r of Phisicke or of his assignes, and are scituatē lyenge and beinge wthin the Prescincte of the late Blacke fryers Preachers nere Ludgate in London, Together also wth all the waynescott glasse dores Lockes Keyes and boltes to the same Seaven greate vpper Romes and other the p'mysses by theis pñty Bargayned and solde incident or appteyninge or beinge fixed or fastened therevnto, Together also wth the easiamant and comoditie of a Vaulte beinge vnder some pte of the saide seaven greate vpper Romes or vnder the Entrey or voide rome Lyenge betwene those Seaven greate vpp Romes and the saide Pipe office by a stoole and Tonnell to be made into the same Vaulte in & oute of the greate stone wall in the ynner side thereof nexte and adioyninge to the saide Entry or voide rome beinge towards the South, And also all those romes and Lodgings wth the Kitchen therevnto adioyninge called the Midle Romes or Midle stories late beinge in the tenure or occupacōn of Rocco Bonnetto and nowe beinge in the tenure or occupacōn of Thomas Bruskett Gentleman or of his Assinges conteyninge in length ffiftie and two foote of assize more or lesse and in Bredith Thirty and Seaven foote of assize more or lesse Lyenge and beinge directly vnder pte of those of the saide Seaven greate vpper Romes w^{ch} lye Westwards w^{ch} saide Midle romes or midle stories do extende in length Southwards to a pte of the house of S^r George Cary knight, And also all the stone wallys and other wallys w^{ch} do

enclose devide & belonge to the same Midle Romes or Midle stories together also wth the dore and entry w^{ch} do lye nexte vnto the gate enteringe into the house of the saide S^r George Cary and vsed to and from the saide Midle romes or midle storyes oute of a Lane or waye leadinge vnto the house of y^e said S^r George Cary, wth free waye ingres egres and regres into and from the saide Midle romes or midle stories in by and thorough the wayes nowe vsed to the saide house of the saide S^r George Cary, And also all those two Vaultys or Cellers late beinge in thoccupacōn of the saide Rocco Bonnetto Lyeng vnder pte of the saide Midle romes or Midle stories att the North ende thereof as they are nowe devided and are nowe in the tenure or occupacōn of the saide Thomas Bruskett and of Iohn ffavor and are adioyninge to the two little yardys nowe in thoccupacōns of Peter Johnson and of the saide Iohn ffavor/ Together also wth the staires leading into the same Vaulty or Cellers oute of the forsaide Kitchen in thoccupacōn of the saide Thomas Bruskett, And also all those two vpp Romes or Chambers wth a Little Buttry att the North ende of the saide seaven greate vpper Romes and on the West side thereof nowe beinge in thoccupacōn of Charles Bradshawe / Together wth the voide rome waye and passage nowe therevnto vsed from the saide seaven greate vpper Romes, And also all those two Romes or Loftys nowe in thoccupacōn of Edward Merry thone of them Lyenge and beinge aboue or over the saide two vpp Romes or Chambers in thoccupacōn of the saide Charles Bradshawe and on the Est and North pte thereof and havinge a Chymney in it, And thother of them lyenge over pte of the forsaide Entry or voide rome next the forsaide Pipe office, Together wth the staires leadinge from the forsaide Romes in thoccupacōn of the forsaide Charles Bradshawe vp vnto the forsaide two Romes in thoccupacōn of the saide Edward Merry, And also all that litle Rome nowe vsed to laye wood and Coles in being aboue the Midle of the saide Staires westwardys w^{ch} saide litle Rome last mencōned is over the forsaide Butterie nowe in thoccupacōn of the saide Charles Bradshawe, and is

nowe in thoccupacōn of the saide Charles Bradshawe, And also all that Rome or garrett lyeng and beinge over the saide two Romes or loftys last before mencōned in thoccupacōn of the saide Edward Merry, Together wth the dore entry voide grounde waye and passage and staires leadinge or vsed to wth or from the saide Romes in thoccupacōn of the saide Edward Merry vp vnto the saide Rome or garrett over the saide two Romes in thoccupacōn of the saide Edward Merry, And also all those two lower Romes nowe in thoccupacōn of the saide Peter Johnson Lyenge directlie vnder pte of the saide seaven greate vpper Romes, And also all those two other lower romes or chambers nowe being also in the tenure or occupacōn of the saide Peter Johnson beinge vnder the forsaide Romes or chambers in thoccupacōn of the saide Charles Bradshawe, And also the dore entry way voide grounde and passage leadinge and vsed to and from the saide greate yarde nexte the saide Pipe office into and from the saide fowre lower Romes or Chambers, And also all that litle yarde adioyninge to the saide Lower Romes as the same is nowe enclosed wth a Briske wall and nowe beinge in thoccupacōn of the saide Peter Johnson wth saide ffower Lower Romes or Chambers and litle yarde do lie betwene the saide greate yarde nexte the saide Pipe office on the North pte, and an Entry leadinge into the Messuage wth Margarett Pooly wydowe holdeth for terme of her life nowe in thoccupacōn of the saide Iohn ffavo^r on the West pte and a wall devidinge the saide yarde nowe in thoccupacōn of the saide Peter Johnson and the yarde nowe in thoccupacōn of the saide Iohn ffavo^r on the South pte, And also the staires and staire Case leadinge from the saide litle yarde nowe in thoccupacōn of the saide Peter Johnson vpp vnto the forsaide Chambers or Romes nowe in thoccupacōn of the saide Charles Bradshawe, And also all that litle yarde or peice of voide grounde wth the Briske wall therevnto belonginge Lyenge and beinge next the Quenes high waye leadinge vnto the Ryver of Thames wherein an olde Pryvie nowe standeth as the same is nowe enclosed wth the same Briske wall and wth

a pale, next adioyninge to the house of the saide S^r William More nowe in thoccupacōn of the Right Honorable the Lorde Cobham on the Este pte, and the strete leadinge to the Thames there on the West pte, and the saide yarde next the saide Pipe office on the South pte, and the house of the saide Lorde Cobham on the North pte, All wth p'mysses before in theis pñty mencōned to be hereby Bargayned and solde are scituare Lyenge and beinge wthin the saide Prescincte of the saide late Blache ffryers preachers, Together also wth all Liberties priviledges Lighty watercourses easiamently Comodities and app'tefincy to the forsaide Romes Lodgings and other the premyses before in theis pñty mencōned to be hereby Bargayned and solde belonginge or in any wise appteyninge. AND ALSO the saide S^r William More for the Consideracōn aforsaide, Hath Bargayned solde aliened enfeoffed and Confirmed And by theis pñty doth Bargayne sell alien enfeoffe and Confirme vnto the saide Iames Burbage his heires and assignes forever free and quiett ingres egres and regres to and from the strete or waye leadinge from Ludgate vnto the Thames over vpon and thorough the saide greate yarde next the saide Pipe office by the waies nowe therevnto vsed into and from the saide seaven greate vpper Romes and all other the p'mysses before in and by theis pñty mencōned to be Bargayned and solde and to and from eñy or any pte or pcell thereof, Together also wth free Libertie for the saide Iames Burbage his heires and assignes to laye and dischardge his and their Wood Cole and all other Carriagys necessaries and provisions in the same greate yarde last before mencōned for Convenient tyme vntill the same maye be taken and carried awaye from thence vnto the premyses before by theis pñty mencōned to be Bargayned and solde, and so from tyme to tyme and att all tymes hereafter, the saide Iames Burbage his heires and assignes leavinge convenient waies and passagygs to go and Cōme in vpon and thorough the saide greate yarde from tyme to tyme to and from the saide Pipe office and to and from the Gardeyn and other houses and romes of the saide S^r William More not hereby Bargayned and solde oute of

the strete leadinge to the saide Ryver of Thames / So that the
saide Wood Cole carriagys and provisions so laied and dischardged
in the saide yarde last mencōned by the saide Iames his heires
or assignes be removed and avoided oute of and from the saide
Yarde wthin Three dayes next after it shalbe brought thether
wthoute frawde or further delaye / AND FURTHER the saide S^r
William More for the Consideracōn aforsaide doth by theis pñty
Graunte Bargayne and sell vnto the saide Iames Burbage his
heires and assignes forever the Revercōn and reūcōns remaynder
and Remaynders of all and singuler the premyses before by
theis pñty mencōned to be hereby Bargayned and solde and
eūy pte and pcell thereof (excepte and resþved vnto the saide
S^r Willm More his heires and assignes one Rome or stole as
the same is nowe made in and oute of the forsaide wall next the
saide entry adioyninge to the saide pipe office into the forsaide
Vaulte) ALL WHICHE saide seaven greate vpper Romes and all
other the p'mysses wth thapp'teñncs aboue by theis pñty men-
cōned to be bargayned and solde (amongg others) S^r Thomas
Cawarden knight deceased late had to him his heires and
assignes forever of the guifte and graunte of the late Kinge of
famous memory Edward the Sixte late Kinge of England, as in
and by his Lrēs Pattenty vnder the greate Seale of England
bearinge date att Westm^l the Twelveth daye of Marche in the
ffourth yere of his Raigne more att Lardge appeareth, And all
wth saide premyses aboue by theis pñty mencōned to be
Bargayned and solde, The saide S^r Thomas Cawarden in and
by his Last will and Testament in writinge bearinge date in
the day of S^t Barthilmewe Thapple in the yere of o^r Lorde
god 1559 (amongg other things) did will and declare his entent
to be, That his Executo^rs wth the consent of his Overseers
shoulde haue full power and auctoritie to Bargayne sell and
alyen for the pformaunce of his saide Last will and Testament,
And also in and by the same his saide Last will and Testament
did ordeyne and make Dame Elizabeth then his wife and the
saide S^r William More by the name of William More of Loseley
in the County of Sur^r Esquire Executo^rs of his saide Last will

and Testament and Thomas Blagrave and Thomas Hawe Overseers of the same, As in and by his saide Last will and Testament more att Lardge appeareth, And all w^{ch} p'misses aboue mencōned to be hereby Bargayned and solde (among^s others) the saide Dame Elizabeth Cawarden and William More Executo^rs of the saide Last will and Testament by and wth thassent consent agreement and advise of the saide Thomas Hawe and Thomas Blagrave overseers of the saide Last will in accomplitshment thereof did Bargayne and sell vnto Iohn Birch gentleman Iohn Austen and Richard Chapman and their heires forever, As in and by their deede indented of Bargayne & sale thereof made bearinge date the Twentith daye of December in the Seconde yere of the Raigne of o^r saide Souaigne Ladie the Quenes Ma^{tie} that nowe is and enrolled in her Ma^{ts} highe Courte of Chauncery more att lardge appereth, And all w^{ch} saide p'mysses wth thapp'tefinc^s aboue mencōned to be hereby Bargayned and solde (among^s others) the saide John Birch Iohn Austen and Richard Chapman did by their deede Indented of bargayne & sale bearinge date the Two and Twentith daye of December in the saide Seconde yere of the Raigne of o^r saide Souaigne Ladie the Quenes Ma^{tie}: that nowe is Bargayne and sell to the saide Dame Elizabeth Cawarden and S^r William More and their heires forever, As in and by the same deede indented of Bargayne and sale last aboue recyted & also enrolled in her Ma^{ts} saide highe Courte of Chauncery more att lardge also appeareth, wth saide Dame Elizabeth is longe sythens deceased By reason whereof all and singuler the same p'mysses in and by theis pñty mencōned to be hereby Bargayned & solde are accrued and cōme vnto the saide S^r William More and his heires by right of Survivo^rshippe To HAUE AND TO HOLDE all the saide Romes Lodgings Cellers Vault^s staires yards wayes and all and singuler other the premysses wth all & singuler their app'tefinc^s before in theis pñty mencōned to be hereby Bargayned and solde (excepte before excepted) to the saide Iames Burbage his heires and assignes forever to thonlie vse and behoufe of the saide Iames Burbage his heires and assignes forevermore /

AND THE SAIDE S^r William More doth Coveñte and Grünte for himselfe his heires executo^{rs} and admīstrato^{rs} to and wth the saide Iames Burbage his heires and assignes by theis pñtys / That he the saide S^r William More is and standeth att the tyme of thensealinge and deliūy of theis pñtys lawfullie and absolutlie seized of the saide Romes Lodgings yards and of all and singuler other the p'mysses in and by theis pñtys mencōned to be Bargayned & solde, in his demeasne as of ffee Symple, And that the saide Romes Lodgingys Cellers Vaultys staires yards and all and singuler other the premysses before in and by theis pñtys mencōned to be hereby Bargayned and solde (excepte before excepted) the daye of the date hereof are, and att all tymes and from tyme to tyme forever hereafter shall stande contynue and remayne to the saide Iames Burbage his heires and assignes for ever clerelie acquitted exōnated and dischardged, Or ellÿ by the saide S^r William More his heires or Assignes vpon reasonable request thereof to him or them made by the saide Iames Burbage his heires or assignes sufficientlie saved or kepte harmeles of and from all former Bargaynes sales guiftys grüntys Ioynters dowers Leases estates Annuities rents Chardge Arreragys of Renty Statuty Marchant and of the Staple Recog-nizauncys Iudgemys execucōns yssues ffees ffynes amerciaments and of and from all other Chardgys titles trobles and incombrauncys whatsoever had made Comytted or done by the saide S^r William More and by the forsaide S^r Thomas Cawarden Knight deceased or by either of them or by any other pson or psoñs by wth or vnder their or any of their estate right title assent consent acte meanes or procurement AND ALSO that he the saide Iames Burbage his heires and assignes shall or maye from hensforthe forever, Peasable and quietlie haue holde occupie possesse enioye and kepe all the saide Romes Lodgings Cellers yards and all and singuler other the premysses wth thapp'teñcy before by theis pñtys mencōned to be hereby bargayned & solde and eûy pte and pcell thereof (excepte aboue excepted) wthoute any Lett troble vexacōn evicçōn recouy interrupçōn or contradicçōn of the saide S^r Wil'm More his heires or assignes or of any

of them, And wthoute any Lawfull lett troble vexacōn eviccōn
recoūy or interrupcōn of any other pson or ps ons whatsoēū,
Lawfullie havinge or Clayminge or w^{ch} hereafter shall Lawfullie
haue or clayme any estate right title or interest in and to the
saide Romes lodgings and other the p'myses before by theis
pñtys mencōned to be Bargayned and solde or in or to any pte
or pcell thereof, by from or vnder the saide S^r William More
and S^r Thomas Cawarden or any of them or their or either of
their estate right title or interest / AND THE SAIDE S^r William
More doth also Coveñte and Graunte for himselfe his heires
executors and assignes to and wth the saide Iames Burbage his
heires and assignes by theis pñtys / That he the saide S^r William
More and his heires shall and will from tyme to tyme duringe
the space and terme of Three yeres next ensuinge after the
date hereof att or vpon reasonable request thereof to him or
them or any of them to be made by the saide Iames Burbage
his heires or assignes or any of them well and truelie do know-
ledge execute cause and suffer to be made done and executed
all and eūy suche further acte and actys thinge and things devise
and devises Assuraunce and assurance in the Lawe, whatsoever
for the further and more better assuraunce suertie and more
sure makinge of the saide Romes Lodgings and all other the
p'myses wth thapp'tefincs before in theis pñtys mencōned to be
hereby bargayned and solde, vnto the saide Iames Burbage his
heires and assignes foreū, to thonly vse and behouf of the
saide Iames Burbage his heires and assignes forevermore / Be
it by deede or deeds indented or inrolled or not enrolled then-
rollment of theis pñtys fyne ffeoffam^t recoūy wth single or doble
voucher Release Confirmacōn or otherwise wth warrantie only
of the saide S^r Willm More and his heires againste him the
saide S^r William More and his heires or all or as many of theis
waies or meanes or any other as by the saide Iames Burbage
his heires or assignes or any of them or by his or their or any
of their Learned counsell in the Lawe shalbe reasonable
advised or devised & required, att thonlie costys and chardgs in
the Lawe of the saide Iames Burbage his heires or assignes /

So as the same assuraunce or assurauncy in forme aforsaide to be had & made by the saide S^r Willm More or his heires to the saide Iames Burbage his heires or assignes do not comprehende in them or any of them any further or greater warrantie then only againste the saide S^r Wiflm More and his heires and the heires of the saide S^r Thomas Cawarden, And so as the saide S^r Willm More & his heires or any of them be not compelled to travayle in pson any furder then to the Cities of London & Westm^l or any of them for the makinge knowledginge or executinge of the saide assurauncy in forme aforsaide to be had or made AND furdermore the saide S^r Willm More doth by theis pñty auuthorize noñate & appoynte George Austen gentleman and Henry Smyth Marchauntailo^r to be his lawfull deputies & attorneyes ioyntlie & seðallie for and in his name to enter into all the saide Romes lodgings Cellers & all other the p'myses before in theis pñty mencõed to be hereby bargayned & solde & into eñy pte thereof and peasurable possession & season thereof for him & in his name to take and after suche possession & season thereof so had & taken to deliñ possession & season thereof & of eñy pte thereof vnto the saide Iames Burbage his heires & assignes accordinge to the p'porte effecte true entent & meaninge of theis pñty And all & whatsoever his saide Attorneyes or either of them shall by vertue of theis pñty do or cause to be done in his name in execucõn of the p'myses he the saide S^r Wiflm More & his heires shall & will Ratefie confirme & allowe by theis pñty IN WITNES whereof the pties firste aboue named to theis Indentures Sounderly haue sett their Seales the daye & yere firste abouewritten 1595.

Iames Burbadge

[Seal (a griffin) attached]

XIV

[*Loseley MS.*, No. 332 (57), with bracketed additions from Close Roll, No. 1691 (43 Eliz., Pt. 14, m. 17-18). Deed of sale to Cuthbert and Richard Burbadge (dated 1601), enumerating the rooms, &c., leased to Bywater and to Rocco Bonetti (cf. Nos. XI and XII).]

THIS INDENTURE MADE the Six and twenteth day of Iune in the Three and fforteth [yere of the raigne of our Souaigne] Lady Elizabeth by the grace of god Queene of England ffraunce & Ireland defender of the ffaith &c Betwene S^r George More of Loseley in the County of Sur^d knight sonne and heire of S^r Willm More knight [deceased of thone ptie and Cuthbe]rt Burbage of London gentleman & Richard Burbage of London aforesaide gentlemā of thother ptie WITNESSETH that where Margarett Poole widowe hath and holdeth for terme of her naturall lif only all that [mesuage or teſt with all Sellers] sollers Romes yards wayes easiam's & comodities therevnto belonginge nowe in the tenure or occupacōn of Thomas Briskett or of his assigne or assignes Scituat lyngē & beinge wth in the p'cynct of the late B[lackfryers p'chers nere ludgate] in London (that is to say) betwene the Mesuage Romes and buyldings of the saide Cuthbert & Richard Burbage on the East pte & the mesuage romes & buyldings of the saide Cuthbert & Richard Burbage [and the yard or way of the saide Sir] George More wh^{ch} leadeth towards the glassehouse nowe in the tenure of S^r Ierom Bowes knight on the North pte and the Mesuage and yards of ffenton widowe nowe in the sevall tenures [or occupacōns of Iohn Tyce and Clark on the west pte and the high way that leadeth towards the Mesuage or mancōn house of the right hon^{ble} George Lord Hunsdon Lord Chambleyn of the Queenes Ma's most hon^{ble} hous[olde on the south pte reūco]ñ of w^{ch} saide Mesuage or teſt yards sellers & other the p'misses wth ther app'teñcs from & ymediatly after the death of the saide Margarett Poole to the saide S^r George More & his heires of

right doth [belonge and appteyne now]e this Indent^{re} further witnesseth that the saide S^r George More for & in consideracōn of the some of fflowerskore and fyftene pounds of lawfull money of England to him by the saide Cuthbert & Ri[chard Burbage at and before] thensealinge hereof in hand paide whereof & wherewth he acknoledgeth himself fully satisfied & paide and thereof & of eū pcell thereof doth clerely acquite exonlate & discharge the saide Cuthbert [and Richard ther executors and administrat]ors for eū by thies pñt^s Hath graunted bargayned solde alyened & confirmed & by thies pñt^s doth fully & clerely graunt bargayne sell alyen & confirme vnto the saide Cuthbert & Richard Burbage the [reūcōn and reūcōns of the saide mesu]age or teñt sellers sollers Romes yards wayes easiam^ts comodities & hereditam^ts nowe in the tenure or occupacōn of the saide Thomas Briskett or of his assigne or assignes and also the same Mesuage teñt & other the p'miss[es when they or any of them shall happen] to be in possession by from or after the death of the saide Margarett Poole And also all the right title estate clayme interest reūcōn & demaund wth the saide S^r George More hath may might or ought to h[ave of in and to the said messuage or teneme]nt & p'misses wth ther app'teñnc^s before mencōned or of in or to any pcell thereof AND ALSO the saide S^r George More for & in consideracōn aforesaide hath graunted b̄gayned solde alyened and confirmed and by [theis p'sent^s] doth graunt bargayne se]ll alyen and confirme vnto the saide Cuthbt Burbage & Richard Burbage all that litle porch ledinge into the saide Mesuage above by thies pñt^s b̄gayned and solde nowe in the tenure of Thomas Boone as assigne of the saide Thom[as Briskett standinge and being]e wthin the saide yard ledinge to the glasse house of the saide S^r Ierom Bowes knight conteyninge in bredth fower foote of assize & in length fyve foote and two ynches of assize. ALL WHICH p'misses wth the app'teñnc^s above [by thies p'sent^s mencōned to be bargained] and solde amongst other thingys S^r Thomas Cawarden knight deceased late had to him his heires & assignes for eū of the gyft and graunt of the late Kinge of famous memory

Edward the sixth late kinge of England as in an[d by his l[es] patents under the] great Seale of England beringe date at westm' the twelveth day of March in the fowerth yere of his raigne more at large appereth AND ALL w^{ch} saide p'misses above by thies p[re]nt mencōned to be bargayned and sold [the said Sir Thomas Cawarden] in & by his last will & testam^t in wrytinge beringe date in the day of S^t Bartholomewe thappostle in the yere of o^r lord god 1559 (amongest other things) did will & declare his intent to be that his Executors wth the consent of his o[u]seers should have full power and au[th]oritie to bargayne sell and alyen for the p[er]formance of his saide last will & testam^t And also in & by the same his saide last will & testament did ordeyne and make Dame Elizabeth then his wif & the saide S^r willm More [by the name of Willm More of Ljoseley in the County of Sur] esquire Executors of his saide last will and testam^t And Thomas Blagrave & Thomas Hawe o[u]seers of the same as in and by his saide last will & testament more at large appereth AND AL[L] which p'misses above mencōned t[o] be hereby b[ea]gayne and solde (amongest others) the saide Dame Elizabeth Cawarden & willm More Executors of the saide last will and testam^t by & wth the assent consent agrem^t & advise of the saide Thomas Hawe & Thom[as Blagrave overseers of the said] last will in accomplishm^t thereof did b[ea]gayne & sell vnto Iohn Birch gen^t Iohn Austen & Richard Chapman & ther heires for eū as in & by ther deed indented of b[ea]gayne and sale thereof made beringe date the Twenteth day of [December in the second yere of the] raigne of o^r saide souaigne lady the Queenes Ma^{tio} that nowe is & enrolled in her Ma^s highe court of Chauncery more at large appereth AND ALL w^{ch} saide p'misses wth thapp'tefincy above mencōned to be hereby b[ea]gayne [and solde amongst others the said] Iohn Birch Iohn Austen & Richard Chapman did by ther dede indented of b[ea]gayne and sale beringe date the xxijth day of December in the saide second yere of the raigne of o^r saide souaigne Lady the Queenes Ma^{tio} that nowe [is, bargaine and sell to the said D]ame Elizabeth Cawarden &

S^r willm More and ther heires for e^u as in and by the same
 dede indented of b^gayne & sale last above resited and also
 inrolled in her Ma^ts saide highe Court of Chauncery more at
 large also [appere] which saide Dame Elizabe]th Cawarden is
 longe sithens deceased By reason whereof all and singler the
 p'misses in and by thies p^{nt}s mencōned to be hereby b^gayned
 and solde did accrue & come, vnto the saide S^r Willm More
 & his heires [by right of survivorshipp TO H]AVE AND TO HOLDE
 all the saide Mesuage or teñt sellers sollers romes yards &
 all other the p'misses wth ther app'teñcys above by thies p^{nt}s
 mencōned to be b^gayned and solde vnto the saide Cuthbert
 Burbage [and Richard Burbage ther heires and] assignes for
 e^u To the only vse & behouf of the saide Cuthbert & Richard
 Burbage ther heires & assignes for e^u more AND THE SAIDE
 S^r George More doth coveñt & graunt for himself his heires
 executors and administrators to and with the sai]de Cuthbert
 & Richard Burbage ther heires executors & assignes by thies
 p^{nt}y that the saide Mesuage or teñt sellers romes yards &
 other the p'misses above by thies p^{nt}s mencōned to be b^gayned
 and solde the [day of the date hereof are and do from] tyme
 to tyme & at all tymes hereafter shalbe stand contynue &
 remayne to the saide Cuthbert & Richard Burbage ther heires
 and assignes for e^u to thonly vse & behouf of the saide Cuthbert
 & Richard Burba[ge ther heires and assignes for e^u]more free
 clere and clerely acquited exonerated & discharged or by the
 saide S^r George More his heires or assignes from tyme to
 tyme sufficiently saved and kept hameles of & from all form
 b^gaynes sales gyfts [graunty ioyntures dowries leas]es estates
 Annuyties renty charge arrerags of renty statutys recognizancys
 Iudgem^ts executions yssues fees fynes amciam^ts & of & from
 all other chargys titles troubles & incubrancys whatsoe^u had
 made comytt[ed or done by the saide Sir George] More S^r
 willm More & by the aforesaide S^r Thomas Cawarden knight
 deceased or by any of them or by any other pson or ps ons by
 ther or any of ther estate right title assent consent act dede
 meanes or [pcurement the estate and interest] w^{ch} the saide

Margarett Poole hath in and to the p'misses only for terme of her naturall lif alwayes excepted and foreprised And also except one lease of the p'misses made and graunted by the saide S^r willm [More and Sir George More or one of] them to the saide Thomas Briskett for the terme of tenne yeres to begynne from & ymediatly after the death of the saide Margarett Poole widowe wherevpon the yerely rent of six pounds is resþved and sha[ll]be yerely payable to the s]aide Cuthb^t & Richard Burbage ther heires or assignes duringe the saide terme AND ALSO the saide S^r George More doth coveñt & graunt for himself his heires executors or administrators to & wth the saide Cuthbert [Burbage and Richard Burbage] ther heires executors & assignes by thies pñty that they the saide Cuthb^t and Richard Burbage ther heires & assignes shall or may from hensforth for eñy peaceably & quietly have holde occupie possesse enioy & kepe a[ll] the saide messuage or teñt selle]rs Romes yards and all other the p'misses above by thies pñty mencõned to be þgayned & solde and eñy pt and pcell thereof from & ymediatly after the death of the saide Margarett Poole And thereof & of eñy [pte and pcell thereof shall or þnay take the yssues revenues & pffitts wthout the lawfull lett or interupcõn of the saide S^r George More his heires or assignes or of any other pson or ps ons lawfully havinge or clayminge or w^{ch} hereafter shall or may lawfully have or clayme any estate riȝht title or interest in & to the saide Mesuage or teñt & p'misses wth thapp'teñcs or in or to any pte or pcell thereof by from or vnder the right title or interest of the saide s; George More S^r willm More & S^r Thoma[s Cawarden or any of them or ther] or any of ther estate right title or interest (other then the saide margarett Poole & her assignes for her saide estate for her lif & the saide Thomas Briskett for & only consȝninge the leases & terme as is aforesaid [and further that he the s]aide S^r George More & his heires & the Lady Constance his wif & all & eñy other pson & ps ons w^{ch} nowe have or at any tyme herafter shall or may lawfully clayme any estate right title interest rent or d[emaund of in to or out

of the] p'misses or any of them by from vnder or by meanes
of the saide S^r Thomas Cawarden S^r Willm More and S^r
George More or any of them (except before excepted) shall
& will from tyme to tyme & at all t[ymes before the end of
the terme of] Seaven yeres next ensuyng the decease of the
saide Margarett Poole when & as often as he or they or any
of them shalbe thervnto resonably required by the saide
Cuthbert & Richard Burbage ther hei[res or assignes or any
of them well] & truly do knoledge execute cause consent &
suffer to be done knoledged & executed all & eūy such further
act & acty thinge & things assurance & assurancys in the lawe
for the further and more better assurance [suertie and more
sure makinge of the] saide Reūcōn of the said Mesuage or
teſt sellers Romes yards & of all other the p'misses before
mencōned to be þgayned and solde To be had and made sure
to the saide Cuthbert & Richard Burbage ther [heires and
assignes for ever to thonly use] & behouf of the saide Cuthbert
& Richard Burbage ther heires & assignes for eūmore Be it
by ffyne ffeoffement release or confirmacōn wth warranty only
against the saide S^r George More S^r Willm [More and Sir
Thomas Cawarden and everie] of them ther & eūy of ther
heires or assignes & all & eūy other pson or ps ons w^{ch} do shall
or may clayme by from or vnder them or any of them Recōu y
wth one or mo voucher or vouchers oþ or otherwise wth
warran[ty as is aforesaide or without w]arranty as by the saide
Cuthb^t & Richard Burbage ther heires or assiȝs or ther or
any of ther lerned counsell in the lawe shalbe resonably advised
or devised & required at thonly costy & chargy in the lawe of
the [saide Cuthbert and Richard Bur]bage ther heires or
assignes So alwayes that the saide sȝ George More & the saide
Lady Constance his wif & theire of the saide S^r George More
nor any of them be not compelled to travell for the maki[nge
of the said further assistance] any further then to the Towne
of Guldeford in the said County of Surð from the nowe
dwellinge house of the saide S^r George More AND FURTHER
MORE the saide S^r George More doth by thies pñty [authorize

nominate and appoynte] Samuell Austen gent & Nathanyell yeoman to be his lawfull deputies & Attorneys ioyntly & seualy for him and in his name to enter into all the saide Mesuage or ten̄t yardy romes & all other the p'miss̄ [before in theis p'sent̄ mencōned to] be hereby b̄gayned and solde & into eūy pte thereof And peaceable possession & seison thereof for him & in his name to take And after such possession & seison thereof so had & taken to delyū possession & seison ther[eof and of everie pte thereof unto the] said Cuthbt & Richard Burbage ther heires & assignes accordinge to the purport effect & true meanyngē of thies p̄nt̄ And all & what-soeū his said Attorneys or either of them shall by vertue of thies p'[sent̄ doe or cause to be done in his] name in execution of the p'misses he the saide s̄ George More & his heires shall & will ratifie confirme & allowe by thies p̄nt̄ IN wytnes whereof the pties abovesaide to thies Indentures interchau[ngeably have sett ther seales] yeven the day & yere first above wrytton.

Cuth: Burbadge

Richard Burbadge

XV

[Record Office, Close Roll, No. 2048 (8 James, Pt. 31). Deed of Feoffment, dated 1610, conveying to Richard and Cuthbert Burbadge the Poole property (cf. Document X).]

Michelborne This Indenture made the Thirtith daye of maie
 & ā Anno dñi 1610 and in the yeare of the raigne of
 et our Souaigne Lord Iames by the grace of God
 Burbage kinge of England ffrance and Ireland defendor
 of the faith &c the eight and of Scotland the
 three and ffortith, betweene Sir Richard Michelborne of Broade-
 hurst in the County of Sussex knight George Poole of kaymar
 in the said County of Sussex gent and Charles Poole Dichelinge
 in the said County of Sussex gent on thone ptye and Richard

Burbage and Cutbert Burbage of the pish of St Leonards in Shorditch in the County of Midd genl on thother ptie. Witnesseth that the said Sir Richard Michelborne George Poole and Charles Poole for and in consideracōn of the sōme of one hundred and ffiftie pounds of lawefull money of England to them in hand paide by the said Richard Burbag and Cutbert Burbage Whereof & wherewith they the said Sir Richard Michelborne Georg Poole and Charles Poole acknowledg themselues fully satisfied contented and paide, and thereof and of everie pt and pcell thereof they doe cleerely acquit and dischardge the said Richard Burbage and Cutbert Burbage and eyther of them their and eyther of their heires executors admynistrators and assignes & everie of them for ever by theis p'ntes And for divers other good and reasonable causes and Consideracōns them the said Sir Richard Michelborne George and Charles Poole especially moveinge haue graunted aliened bargayned and sould and by theis p'nty for them and everie of them their and everie of theire heires doe fully freelie cleerelie and absolutlie graunt alyen bargaine sell & confirme vnto the said Richard Burbage & Cutbert Burbage their heires and assignes for ever all thos messuagg or teñt̄ gardens yardes Courty and backsides with their appurteñcy to the same messuages or teñt̄ or any of them belonging or apptyninge or vsed or occupied to & with the same scituatē lyinge and being in the pishe of Saint Annes within the p'cincte of the late dissolved Blackfriers in London late in the tenure or occupacōn of xpofer ffenton genl or of his assignes, and nowe in the seðall tenures or occupacōns of henrie Archer Clockmaker Agnes Magnus widdowe Marie Austen widdowe and Iohn Clarke genl or of their assignee or assignes vnderteñt or vnderteñt̄ And all other the messuagg lands teñt̄ & hereditament̄ of them the saide Sir Richard George Poole and Charles Poole or anie of them sett and being in the saide pishe of Saint Annes, and the revercōn & revercōns remaynder and remaynders of all and singuler the p'misses aforesaide and of everie pcell thereof, And all rentes and yearlye pffitt̄ whatsoever reserved vpon

whatsoever lease or graunt leases or graunty in any wise had or made of the p'misses aforesaide or anye pcell thereof, together with all and everie the deeds evidency writings escripty terrors and myniments whatsoever conðninge the p'misses aforesaide or anie pcell thereof & the true coppies of all such others as conðneth the same p'misses ioyntlie wth anie other landy or teñty which they the saide Sir Richard Michelborne Georg Poole and Charles Poole or any of them or anye other pson or ps ons to their or anie of their vse or behoofe or deliverie haue or hath and which they or anye of them maye lawefully haue attayne gett or come by. Without suite in the lawe To haue and to holde the said messuages or teñty gardens yards Courty and all and singuler other the p'misses with the appurteñncs in and by theis pñtes bargayned and solde or men- cõed to be graunted bargayned and solde and everie pate thereof vnto the saide Richard Burbage and Cutbert Burbage their heires and assignes to thonlye and pper vse and behoofe of the saide Richard Burbage and Cutbert Burbage and of their heires and assignes forever And the said Sir Richard Michelborne for him his heires executors admynistrators and assignes and for everie of them doeth Coveñnt pmise and graunt to and with the saide Richard Burbage and Cutbert Burbage and eyther of them their and eyther of their heires executors and assignes & to & with eþy of them theis pñtes in manner and forme followinge that is to saie That they the saide Richard Burbage and Cutbert Burbage their heires and assignes shall and maye accordinge to the true intent and meanyngre of theis pñtes peceably and quetly haue hold occupie inherit and enioye the sayde messuages or teñty gardens yardes Courty backsides and all and singuler other the p'misses with thappurteñncs before by theis pñtes bargayned and solde or mencõed to be bargayned and solde and everie pte and pcell thereof without any lett deniall eviccon recoverie inter- rupcõn or other ympediment whatsoever of or by the saide Sir Richard Michelborne his heires and assignes or anye of them or of or by any other pson or ps ons whatsoever lawefully

claymyng by from or vnder him or them or anye of them or by
from or vnder his their or anie of their rightys tytles or interestys
And further that all and everie the p'misses afore by theis
p'ntes mencōned to be bargained and solde at thensealeinge
and deliūy of theis pñtys are and be and soe from hensforth for
evermore shalbe contynewe and endure vnto the saide Richard
Burbage and Cutbert Burbage their heires and assignes free
and cleerelie acquitted exonerated and dischardged or otherwise
sufficiently saved and kept harmeles of & from all and singuler
former bargaynes sales guifys grauntys leases renty arrerages of
rentys Rent chardgs loynturs dowers vses wills ffynes yssues
intayles mortgagg bondys recognizauncys Statutys m'chant and of
the Staple extenty execucōns intrusions debtys of Record and
of and from all and everie other tytles troubles chardgs and
incumbrauncys whatsoeuer had made comitted or doñe or suffered
to be doñe by the saide Sir Richard Michelborne or by anie
other pson or ps ons by his meanes or pturement And further
that he the saide Sir Richard Michelborne and Dame Cordell
nowe his wief and the heires and assignes of the said Sir
Richard and all and everie other pson and ps ons and their
heires anye thinge haveinge clayminge or rightfully p'tendinge
to haue or clayme or which at anie tyme hereafter shall or maye
lawefullly haue clayme or p'tend to haue anie estate right tytle
or interest to of in or out of all and singuler the p'misses
aforesaid with thappurteñcys or to of in or out of any pte or
pcell thereof by from or vnder the said Sir Richard Michelborne
shall and will from tyme to tyme and att all tymes hereafter
duringe the space of seaven yeares next ensuyng the date of
theis p'ntys att and vpon the reasonable request or requestys
and Costys and chardgs in the lawe of the said Richard Burbage
and Cutbert Burbage or eyther of them their or eyther of their
heires and assignes or anie of them doe make knowledge suffer
and execute or cause to be done made knowledged suffered
and executed all and everie such further and other reasonable
acte and actys thinge and things devise and devises assurance
and assurauncys in the lawe for the further and more better and

pfector assuraunce suertie and sure makeinge of all and singuler
the p'misses aforesaide and everie pcell thereof by the name
or names aforesaide nomber or nombers of messuages aforesaide
or otherwise to be had and made sure vnto the saide Richard
Burbage and Cutbert Burbage their heires and assignes to their
owne pper vse and behoofe be it by deede or deedys inrolled or
not Inrolled Inrolment of theis pñtes ffyne ffeoffment Recoverie
with voucher or vouchers over release confirmacõn with war-
rantye onlie against the saide Sir Richard Michelborne and
Dame Cordell his wife and the heires and assignes of the said
Sir Richard or otherwise without warrantye, and by all and
everie of the devises aforesaide or by soe manye of them as by
the said Richard Burbage and Cutbert Burbage their heires
and assignes or their or anie of their Councell learned in the
lawe shalbe reasonablie deuised aduised and required. And
the said George Poole and Charles Poole for them and eyther
of them their and eyther of their heires Executors admynistra-
tors and assignes and for everie of them doe Coveñt pñmisse
and graunt to and with the said Richard Burbage and Cutbert
Burbage and to and with eyther of them their and eyther of
their heires executors and assignes and to and with everie of
them by theis pñtes in manner & forme following that is to saye
that they the saide Richard Burbage and Cutbert Burbage their
heires and assignes shall or maye accordinge to the true intent
and meanynge of theis pñtes peaceable and quietlie haue hold
occupie inheritt and enjoye the saide messuagg or teñtys gardens
yardes Courty backsides and all and singuler other the p'misses
with thappurteñcy before by theis pñtes bargayned and solde
or mencõned to be bargayned and solde and everie part and
pcell thereof without anie lett deniall evicçõn recoverie inter-
rupcõn or other ympedyment whatsoeu of or by the saide
George Poole and Charles Poole or eyther of them their or
eyther of their heires or assignes or anie of them or of or by
any other pson or ps ons whatsoever lawefullye claymyng by
from or vnder them or anye of them or by from or vnder his
their or anie of their rightys titles or interestys or by from or

vnder henrie Poole late of Dicheling in the County of Sussex
Esquier and Margarett his wief or anye of them or by from
or vnder anye of their Auncestors, And further that all and
everie the p'misses afore by theis pñtes mencōned to be bar-
gayned and solde at thensealinge and deliverie of theis pñtes
are and be and soe from henceforth for evermore shalbe
contynue and endure vnto the said Richard Burbage and
Cutbert Burbage their heires and assignes free and cleerely
acquited exonerated and dischardged or otherwise sufficientlie
saved and kept harmeles of and from all & singuler former
bargaynes sales guifts grauntes leases Rents arrerages of Rents
Rentchardgs Ioynturs dowers vses wills ffynes ysses Intayles
mortgages bondes Recognizauncy Statutys marchant and of the
staple Extentys Execucōns Intrusions debts of Record and of
and from all and everie other tytles troubles chardgs and in-
cumbrāncy whatsoever had made Comitted or doñe or suffered
to be doñe by the said George Poole and Charles Poole henrie
Poole and Margarett his wief or anie of them or by anie of
their Auncestors except one Indenture of Lease beareinge date
the last daye of Maye in the thirteenth yeare of the raigne of
our late Soūaigne ladic of famous memorie Queene Elizabeth
made betweene the said henrie Poole and Margarett his wief
on the one partye and xpofer ffenton of London gent on thother
ptye And further that they the saide George Poole and Charles
Poole and eyther of them their and eyther of their heires and
all and everie other pson and ps ons and their heires any thinge
haueing clayming or rightfully p'tendinge to haue or clayme or
wth att anye tyme hereafter shall or maye lawfully haue clayme
or p'tend to haue anye estate right title or inteste to of in or
out of all and singuler the p'misses aforesaid with thappurteñcs
or to of in or out of any part or pcell thereof by from or
vnder the said George Poole Charles Poole henrie Poole and
Margarett his wief or any of them or any their Auncestors
other then the foresaide xpofer ffenton or some other clayming
vnder him by vertu of the said excepted lease onlye, shall and
will from tyme to tyme and att all tymes hereafter during the

said space of seaven yeares next ensueinge the date of theis p'ntes at and vpon the reasonable request or requestys and costys and Chardges in the lawe of the said Richard Burbage and Cutbert Burbage or eyther of them their or eyther of their heires and assignes or anie of them doe make knowledge suffer and execute or cause to be doñe made knowledged suffered and executed all and everie such further and reasonable acte and actys thing and things deuise & deuises assuraunce and assurauncy in the lawe for the further morebetter and pfecter assuraunce suerty and suer makeinge of all & singuler the p'misses aforesaid and everie pcell thereof by the name or names aforesaid nomber or numbers of messuages aforesaide or otherwise to be had and made suer to the said Richard Burbage and Cutbert Burbage their heires and assignes to their owne pper vse and behoofe be it by deede or deedys Inrolled or not Inrolled Inrollement of theis pñtys ffyne ffeoffment recouȝy with voucher or vouchers over Release confirmacõn with warrantize onlye against the said Georg Poole Charles Poole henrie Poole and Margarett his wief and everie of them their and everie of their heires and assignes or otherwise without warrantyse and by all and everie of the deuises aforesaid or by soe manye of them as by the said Richard Burbage and Cutbert Burbage or eyther of them their heires and assignes or their or anie of their Councell learned in the lawe shalbe reasonable deuised aduised and required And it is Coveñted graunted concluded and fullye agreed by and betweene the saide pties to theis p'nty that all and everie fyne and fynes ffeoffment Recoverie assuraunce and assurauncy in the lawe nowe had and made and which hereafter shall be had made or passed by and betweene the saide pties to theis p'nty or any of them of for touchinge or condñninge the premisses aforesaide or anie part or pcell thereof shalbe and enure and shalbe adiudged esteemed and taken to be to and for thonelie and pper vse and behoofe of the saide Richard Burbage and Cutbert Burbage and of their heires and assignes forever and to and for none other vse intent or purpose whatsoever In witnes whereof the pties aforesaid to theis pñte

Indenturs interchaungable haue sett their handes and Seales
dated the daye and yeares first aboue written //

Et memorand^d qd vicesimo die Iunii Ann^o sup^escript^p p'fa^t Ricūs
michelborne miſ Gorgius Poole et Carolus Poole gen^l vene^d
coram d^{cō} d^{nō} Rege in Cancella^d sua et recogn^d Inden^d p'^θl ac
oia et singula in ea^dl conten^d et sp̄ific^d in forma sup^ad^l Irr^d xij^o
die Iulij Ann^o p'^θl ex^r.

XVI

[Record Office, Close Roll, No. 2952 (8 Charles, Pt. 41). In 1603 Henry Brooke, Lord Cobham, being convicted of treason, his lands returned to the Crown. The mansion house in Blackfriars was afterwards (May 13, 1604) granted to Charles, Earl of Nottingham, the Earl of Suffolk, Sir John Levison, and Sir John Trevor for the use of the Countess of Kildare, Lord Cobham's wife (Patent Roll, No. 1644, 2 James). The property had henceforth a somewhat complicated history. In 1609 (May 29) the Earl of Nottingham, &c., conveyed it to Sir W. Howard and Lord Howard of Effingham; in the same year (June 15) Sir W. Howard and Lord Howard of Effingham gave it in trust to Edward Lord Zouche, Sir Thomas Vavasour, Sir Oliver St. John, and Sir Francis Englefield, to be at the disposal of the Lady Howard (Minute Book of the Society of Apothecaries, quoted in C. R. B. Barrett, *Hist. of the Society of Apothecaries*, p. 44). From William Lord Howard, the Lady Anne, his wife, the Lord Zouche, Sir F. Englefield, and Sir O. St. John, Cuthbert and Richard Burbadge, in 1612, bought the piece of ground mentioned below. The document now printed is not the original indenture, but a recital of it in a deed of feoffment of the property to Richard Edwardes, Edward Cooke, Thomas Smith, and Yobe Weale (Nov. 26, 1632), who in the same year handed it on to the Wardens and Livery of the Company of Apothecaries (cf. Barrett, *op. cit.*, p. 47).]

One Indenture of bargaine and sale or deed of feoffament bearing date the nyneenteenth day of December, Which was in the Tenth yere of the raigne of our late soveraigne lord king Iames of England &c. made by the said William lord howard and the said Anne ladie howard his wife and by the right honorable Sir Oliver St Iohn knight lord viscount Grandison Edward Lord zouch and Sir ffrancis Englefeld of Wotton Bassett in the County of Wilts Baronett vnto Cuthbert Burbage and Richard Burbage of the parish of S^t Leonard in Shordich in the County of Midd^l gen^l and their heires of one little yard or peece of void ground with a brickwall therevnto belonging being then part of the before mencōned p'misses.

XVII

[Record Office, Close Roll, No. 2225 (12 James, Pt. 27). Deed of feoffment conveying, in 1614, to Cuthbert and Richard Burbadge part of the tenement formerly occupied by Christopher Fenton (cf. Documents X and XV). After this last purchase the Burbadges had practically the whole of the ground lying west of the theatre to Water Lane.]

Maunsell & vx̄ eius. This Indenture made the seaventh daye
 et of Iuly in the yeares of the raigne of
 Burbage & al. our souaigne lord Iames by the grace
 of god of England ffrance & Ireland
 kinge defender of the faith &c the twelueth and of Scotland
 the seaven & fortieth. Betweene Richard Maunsell of the
 Middle Temple London Esquire and Elizabeth his wife of
 thone pte. and Cuthbert Burbage and Richard Burbage of
 London gen^t of thother pte. Witnesseth that the said Richard
 Maunsell & Elizabeth his wife for and in consideracōn of the
 sōme of twentie pounds of lawfull money of England to them
 in hand paid by the said Cuthberte Burbage & Richard Burbage
 before thensealing & deliūie of theis p'senty whereof & where-
 with the said Richard Maunsell and Elizabeth his wife doe
 acknowledge themselues fully satisfied contented & paide and
 thereof and of euery pte & pcell thereof doe & either of them
 doth acquite exonāte & dischardge the said Cuthberte Burbage
 & Richard Burbage their executors administrators & assignes
 and eūy of them for euer by theis p'senty And also for divers
 other good causes and consideracōns them the said Richard
 Maunsell and Elizabeth his wife therenvto espīally moveing have
 graunted aliened bgaine soulde & confirmed and by theis
 p'senty doe graunt alien bgaine sell & confrme vnto the said
 Cuthbert Burbage and Richard Burbage their heires & assignes
 foreuer the Thirde pte of all those mesuages or teñty gardens
 yards Courts with their app̄teñcy to the same messuagh or
 teñty or any of them belonginge or app̄teyning or vsed or
 occupied to or with the same scituare lying & beinge in the

pishe of S^t Annes within the p'cinct of the late dissolved Blackfryers in London late in the tenure or occupacōn of Christopher ffenton gent deceased or of his assignes and nowe or late in the tenure or occupacion of henry Troshawe and Ioane his wife henry Archer Agnes Magnes widdowe Mary Awsten widdowe and Iohn Clarke gent or of their or sōme of their assignee or assignes vnder teñt or vnderterteñty And the reūcion & reūcions remainder & remainders of the said third pte of all & singuler the p'misses aforesaid and of every part & parcell thereof and the third pte of all rents and yearly pfitts whatsoeuer reserved vppon whatsoeuer lease or grante leases or grauntys in any wise had or made of the p'misses aforesaid or any pcell thereof togeather with all & eūy the deeds euidency writings escriptys & munimentys whatsoeuer concerninge the said third pte only of the p'misses aforesaid or any pcell thereof And the true Copies of all such other deeds euidency writings escriptys & munimentys as concerne the said third pte of the said p'misses ioyntly with any other Landys tents or hereditamentys which they the said Richard Maunsell and Elizabeth his wife or eyther of them or any other pson or ps ons to their or either of their vse behoofe or delyūie haue or hath and which they or eyther of them maye lawfully have attaine gett or come by without suite in the lawe To have and to hould the said thirde pte of the said messuagy or teñtys gardens yards Courts and all & singuler other the p'misses with thappteñcys in & by theis p'sents bgained & solde or mencioned to be graunted bgained & solde and eny pte & p'cell thereof vnto the said Cuthbert Burbage & Richard Burbage their heires & assignes foreuer to the only & pper vse & behoofe of them the said Cuthbert Burbage & Richard Burbage and of their heires & assignes foreūmore And the said Richard Maunsell & Elizabeth his wife for themselves their heires executors administrators & assignes and for eūie of them doe coveñt pmise & graunt to & with the said Cuthbert Burbage and Richard Burbage their heires & assignes and to & with eūy of them by theis p'sents That they the said Cuthbert Burbage &

Richard Burbage their heires & assignes at all tymes hereafter and from tyme to tyme foreuer shall or lawfully maye peaceably & quietly have hould vse occupie possesse & enioye the said thirde pte of all & singuler the said messuagg & p'misses with thapp'tefinc before in & by theis p'sents bgained & sould or mencioned to be bgained & sould and euly pte & pcell thereof without anye lett deniall eviccon recovery intrupcōn or other ympediment whatsoeū of or by the said Richard Maunsell and Elizabeth his wife or eyther of them or of or by the heires or assignes of them or either of them or of or by any other pson or ps ons whatsoeū lawfully clayminge from by or vnder them the said Richard Maunsell & Elizabeth his wife or either of them or by from or vnder the righty tytles or intesty of them or either of them And further that all & euly the p'misses before in & by theis p'sents mencioned to be bgained & sould at thensealing & deliūie of theis p'sents are & be and so from henceforth foreūmore shalbe contynue & endure vnto the said Cuthbert Burbage & Richard Burbage their heires & assignes free and cleerely acquitted exonēated & dischardged or otherwise sufficiently saued & keept harmeles of & from all & singuler former bgaines sales guifly graunty leases rentys arrerags of rents rents chargys Ioyntures dowers feoffements vses wills fynes issues intayles mortgagg bonds recognizancs statutys marchant and of the Staple extenty execucōns intrusions debtys of record and of & from all & euly other titles troubles chardgs & incombrancys whatsoeuer at any tyme heretofore hadd made committed done or suffered or hereafter to be hadd made committed done or suffered by them the said Richard Maunsell & Elizabeth his wife or either of them their or either of their heires or assignes or any of them or by anie other pson or ps ons by or vnder the title meanes assent consent or pturement of them or any of them And the said Richard Maunsell and Elizabeth his wife for themselues their heires executors administrators & assignes and for euly of them doe & either of them doth coveñt pmise or graunte to & with the said Cuthbert Burbage & Richard Burbage their

heires & assignes and to & with eƿie of them by theis p'sents that they the said Richard Maunsell & Elizabeth his wife and the heires of the said Elizabeth and all & eƿy other pson & psons and their heires any thing haveing clayming or rightfully p'tending to haue or claime or which at any tyme hereafter shall or may lawfully have claime or p'tend to have any estate right tytle or interest of in to or out of the said p'misses by theis p'sents graunted ƿgained or solde or of in or to or out of any pte or pcell thereof by from or vnder the said Richard Maunsell and Elizabeth his wife or either of them shall & will from tyme to time and all tymes hereafter for & during the space of seaven yeares now next ensuing the date of theis p'sents and att & vpon the reasonable request & requesty. and at the costy and Chargy in the lawe of the said Cuthbt Burbage & Richard Burbage or either of them their or either of their heires or assignes or any of them doe make suffer execute & acknowledge and cause & pcure to be done made suffered executed and acknowledge all & eƿy such farther reasonable & lawfull act & actyng thing & things deuise & devises assurance & conveyancy in the lawe whatsoeuer for the further better & more pfct assurance & sure makeing of all & singuler the said ƿgained p'misses and eƿy pte & pcell thereof vnto the said Cuthbt Burbage & Richard Burbage their heires and assignes according to the purporte tenor effect & true intent & meaninge of theis p'sents bee it by fyne feoffment recovery with one or more vowcher or vowchers deede or deeds inrolled or not inrolled the Inrollemt of theis p'sents release confirmacōn with warrantie only against the said Richard Maunsell and Elizabeth his wife and the heires of the said Elizabeth or other wise without waranties and by all & eƿy the deuises aforesaid or by soe many of them as by the said Cuthbt Burbage & Richard Burbage their heires & assignes or by their or any of their Counsell learned in the lawe shalbe reasonably deuised aduised & required, And lastly it is mutually coveñted graunted concluded & agreed by and betweene all the said pties to theis p'sents that all ffynes feoffments recoveries assurances & con-

veyancy whatsoeuer heretofore hadd made committed done or suffered or hereafter to be hadd made committed don or suffered of the said p'misses by theis p'sents graunted b'gained or sould by or betweene the said pties or any of them shalbe & invre and so shalbe deemed taken construed & expounded to be & invre to the only pp vse & behoufe of the said Cuthbert Burbage and Richard Burbage and of their heires & assignes foreuer and to none other vse intent construccōn limitacōn or p'pose whatsoeuer In witnes whereof the pties first aboue named to theis p'sent Indentures inlchangeably haue put to their handys & Seales the day & yeare first aboue written.

M. Carew Et memoran& qd tercio die Augusti ann̄ regni d̄cī dn̄ Regis Iacobi Anglie duodecimo p'fati Ricūs Maunsell et Elizabeth vxor eius venerunt coram dcō dn̄ Rege in Cancellaꝝ sua et recognū Indentuꝝ p'dcām ac om̄ia et singula in eaꝝ conten̄ et sp̄ifiꝝ in forma supradcā

Ir̄ vicesimo septimo die octobris Ann R R Iacobi Anglie duodecimo. Ex^r

SECTION IV

SALE OF THE PROPERTY ADJOINING BURBADGE'S THEATRE

XVIII

[*Loseley MS.*, No. 332 (59). Lord Cobham's Purchase. In 1602 Lord Cobham bought the kitchen built by Sir Henry Neville and the void ground adjoining.]

This Indenture made the Eleuenth day of Marche in the Three and fforth yeare of the reigne of our souereigne Lady Elizabeth by the grace of god of England ffraunce and Ireland Queene defendoꝝ of the faythe etc. Betweene S^r George More of Loselie in the County of Surrey knight of the one ptie And the right honorable S^r Henry Brooke of the noble order of the Garter knight Lord Cobham Lord Warden of the ffive portys of the other ptie WITNESSETHII that the saide S^r George More knight

for and in consideracion of ffiftie pounds of lawfull money of England to him in hand before thensealinge of thes p'nts by the said Lord Cobham well and truly paid whereof and wherewth the said S^r George More acknowledgeth himselfe fullie satisfied contented & paid and thereof and of eŷly pte and pcell thereof clearly acquitteth and dischardgeth the said Lord Cobham his heires executo^{rs} & admîstrato^{rs} by thes p'sents hath graunted þgained solde released and confirmed and by thes p'nts doth graunt þgaine sell release and confirme unto the said Henry Lord Cobham his heires & assignes All and singuler that kitchen or ten̄t called the olde kitchen adioyninge to the southside of the mansion house of the said Lord Cobham in the blackfryars neare Ludgate in London latelie builded by S^r Henry Neuell knight Togeaþer wth the stairecase there leadinge out of the same kitchen into certeine chambers of the said S^r George More nowe in the tenure or occupacōn of S^r Ierom Bowes knight or of his assignes And one void pcell of ground lyeng & being enclosed vnder the Roofe of the said kitchen betweene the said kitchen & stairecase at the East end of the said kitchen and adioyninge to the same kitchen & stayres conteyninge Neine foot or thereabouty in lenght and about eighteene foot in breadth Togeaþer wth all that little peice of ground or soyle wherappone the stairecase aforesaid nowe standeth conteyninge in lenght thirteene foot or thereabouty & about Eighteene foot in breþth And also all that Quill & the vse & Comodities of the same Quill of conduit water yssuinge & Runinge from the Conduit and water of the said S^r George More knight into the said void pcell of ground All wth or the most pte thereof nowe are in the tenure or occupacōn of the said Lord Cobham Together also wth free libtie at all tymes hereafter for the said Lo: Cobham his heires or assignes to Renue lay newe make amend & contynue the said Quill of water from the fountayne cesterne or pipe from w^{ch} it is taken & cutt out The ground or soyle for amending layeng newe makinge or contynueng of the said Quill of water that shall from tyme to tyme be digged stirred or cast upp the said Lo: Cobham for him his heires & assignes Coveñteth &

gra'nteth to & wth the said S^r George More his heires executo^{rs}
& admistrato^{rs} to fill vpp againe after eūy suche amending
renueng or newe makinge of the said Quill AND also the said
S^r Geordge More knight for the consideracōn aforesaid hath
graunted b̄gained & sold vnto the said Lo: Cobham All & eūy
the Reūcōn & Reūcōns Remainder and Remainders right title
int'est & demaund of the said S^r George More of & in the said
kitchen void ground stairecase soyle of the stairecase Quill of
water and of & in all & singl'r the said p'miss^y before mencōned
or intended to be b̄gained & sold wth theire & eūy of their
app'tenanc^y And also all the Evidenc^y Chrēs & writings^{w^{ch}}
only concerne the same To HAVE AND TO HOLDE the said old
kitchen void pcell of ground stairecase & little peice of ground
or soyle whereon the said stairecase standeth Quill of water and
all & eūy the said p'miss^y before by thes p'nts mencōned or
intended to be graunted b̄gained & sold And the Reūcōn &
reūcōns Remainder & Remainders right title interest and
demaund of the said S^r George More knight therein & in eūy
pcell thereof wth all & singl'r thapp'teñc^y to the said Lo: Cob-
ham his heires & assignes to the only vse & behoef of the said
Lo: Cobham his heires & assignes for eū AND the said
S^r George More knight for him his heires executo^{rs} & ad-
mistrato^{rs} doth Covenauant pmise & grant to & wth the said
Henry Lo: Cobham his heires & assignes by thes p'nty in manū
& forme following that is to say that he the said S^r George
More knight at thensealing & deliuerie of thes p'nts is & standeth
solie seased in his demesne as of fee to him & his heires of & in
the said kitchen void Roome stairecase soyle Quill & of & in all
& euery the said p'miss^y in thes p'nts mencōned or intended
to be b̄gained & sold wth all & singl'r the app'tenanc^y of
a lawfull absolute estate in fee simple to his owne vse wthout
any condicōn or lymitacōn of vse to alter or chaunge the same
and hath full power & lawfull authoritie to graunt b̄gaine & sell
the same to the said Lord Cobham his heires & assignes for eū
in manū & forme aforesaid And also that he the said Henry Lord
Cobham his heires & assignes & euery of them shall or may

for eū hereafter haue hold & enioy All & eūy the said p'missj before by thes p'nty mencōned or intended to be gr^{ted} bgained & sold wth all & euery theire app'tefincs acquitted dischardged or otherwise sufficientlie saved harmles of & from all form^m bgaines sales guifti graunty leases dowers Ioint'r's statuty m'chaunt statutj staple Recognizauncj iudgm'ts execucōns fynes for alienacōns intrusions chardgs troubles & incūbrancj whatsoeū had made done or wittinglie & willinglie suffered by the said S^r George More knight or by S^r Willm More knight his father deceased or by any clayming by from or vnder the said S^r George More knight and the said S^r Willm More knight his father or any of them the rents & s'vics from henceforth due to the Lord or Lordj of the ffee only excepted & foreprised AND further that he the saide S^r George More knight & Constaunce nowe his wyfe & the heires & assignes of the said S^r George More shall & will from tyme to tyme for & duringe the terme of three yeares next ensuyng the date of thes p'nty vppon the request & at the costj & chardgs of the said Henry Lord Cobham his heires & assignes doe make knowledge or suffer or cause to be done made knowledged & suffered all & eūy suche further & other acte & actj thinge & things in the lawe be it by acknowledgm't of thes p'nty fyne or fynes Recouerie or Recoueries wth double or single voucher release or confirmacōn wth warrantie only against the said S^r George More his heires & assignes for the further & better conveyengc of the said p'missj before by thes p'nty mencōned or intended to be bgained & sold to the said Lo: Cobham his heires & assignes as by the said Lord Cobham his heires & assignes or by his or theire Councell learned in the lawes shalbe reasonable devised & advised IN WITNES whereof the pties aboue said to thes p'sent indentures interchaungeably haue sett theire seales the day & yeare first aboue written.

[signed] Henry Cobham

[attached, seal of arms in garter.]

XIX

[*Loseley MS.*, No. 349. In 1609, Sir George More sold the Pipe Office (or north section of Farrant's theatre), the Great House, the Great Garden (or old cloister ground), the Glass-House, and other messuages.]

THIS INDENTURE MADE THE Nynetenth daye of Iune in the yeres of the reigne of our Soveraigne Lord Iames by the grace of God kinge of England Scotland ffraunce and Ireland defender of the faith &c That is to saie of England ffraunce and Ireland the Seaventh And of Scotland the Two and ffortith Betweene S^r George More of Loslie in the County of Surry Knight and S^r Robert More knight Sonne and heyre apparent of the said S^r George More on thone ptie And George Smith Citizein and Haberdasher of London William Banister Citizein and draper of London Richard Brooke Citizein and Weaver of London and Iohn ffreeman Citizein and Haberdasher of London on thother ptie WITNESSETH That the said S^r George More and S^r Robert More for and in consideracōn of the some of One thowsand & three hundred pounds of laufull money of England to them the said S^r George More and S^r Robert More in hand att and before thensealinge and deliūy of theis p̄nty by the said George Smith William Banister Richard Brooke and Iohn ffreeman trulie paid whereof and wherewith the said S^r George More and S^r Robert More doe acknowledge themselues fullie satisfied contented and paid and thereof and of euȳ pte and pcell thereof do Cleirely release acquite and discharge the said George Smith, William Banister, Richard Brooke and Iohn ffreeman and euȳ of them theire and euȳ of theire heires executors and adm̄istrators by theis p̄nty Haue graunted bargained sold aliened and confirmed and by theis p̄nty do fully Cleirely and absolutely graunt bargaine sell alien and confirme vnto the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and Assignes forever All that Capital Messuage or Tenement with thapp'teñcs

called the greate howse with all Chambers Roomes Kithens entries staires easem's and Comodities thereunto belonging sometime in the tenure or occupacion of S^r William More knight deceased ffather of the said S^r George or his Assigne or Assignes scituare and beinge within the Precinct of the late ffryery Monastrie Pryorie or howse of the late friers Preachers Comonly called the Black ffryers in London nowe dissolved and to the same late Pryory monastrie or howse late belonging or appteyneinge, Extending yt self in length from Certeine Roomes late of the said S^r William More sometymes vsed for the Pipe office or for the s^rvice of the said Pipe Office vnto the howse nowe or lately vsed as for the pish Church of or for the inhabitaunty of or within the Precinct called the Blackfryers, London aforesaid And also all that greate Garden and all that and those groundy Courty and Curtiladges nowe or late called or knowne by the name of the greate Garden to the said Capitall Messuage or tenite belonging And all wayes and passages leading into the said greate howse and garden Together with all waters watercourses ffountaines and Conduits to the said Capitall Messuage and gardein and other the premisses and euy or anie of them belonging or appteyneing, And also all that Messuage or tenite, with all Roomes, lodgings, Cellers, sollers, Chambers, lights, easem's wayes and Comodities thereunto belonging, or vsed scituare standing and being within the said greate Garden late in the occupacion of Nicholas Saunders Esquier or his Assignes and sometymes in the occupacion of one Henry Knolles Esquier deceased And also all those Roomes and Lodgingy with theirre appteynacy scituare within the said greate Garden which late were in the tenure or occupacion of Henry Stringer or his Assignes and sometymes in the tenure or occupacion of Thomas Iones Esquier deceased or his Assignes Together with all that greate Vault or Lowe Roome adioyneing to the Roomes and lodgings last aboue mencōned and late being in the tenure or occupacion of Iohn Woodbourne Vintner or his Assignes And also all that greate Vault or Lowe Roome adioyneing to the said greate Garden lyeing and

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being at the South west end of the said greate garden nowe vsed and employed for A glassehowse, And all that howse Tent and Romes nowe in the tenure or occupaccōn of Iohn Bushroome stranger or of his Assigne or Assignes, Together also with all priuileidges liberties wayes passages Courtys yards backsides lightys easem̄s voidgroundys and appteñncys whatsoever to the said premisses and euy or anie of them or anie pte or pcell thereof belonging AND ALSO all those two Roomes sometymes vsed and occupied for the Pipe office or for syvice of the said Pipe office with A Loft or Garrett over one of the said Two Roomes And also all those Two Lowe Roomes and Celler lyeing vnder the said late Pipe office, And all that yarde and V oyd Roome adioyneing to the said Two Lowe Roomes and Celler And all that howse of office scituate and being att the North end of one Roome lately built vnder the Church of Blackffryers vnder the Messuage of the said S^r George More in Which Stephen Egerton Preacher nowe dwelleth Together with the gate standing vnder the said Messuage in which the said Stephen Egerton nowe dwelleth, All which premisses are scituate lieing and being within the Scite or Precinct of the late ffriery Monastrie Priory or howse of the late ffryers Preachers comonly called Blackfryers in London aforesaid nowe dissolved Together with all and singl̄r priuileidges liberties Conduity Conduite pipes Entries wayes voidgroundys gates easem̄s passages Comodities rightys Iurisdicçōns and preheminences whatsoever to the said Capitall messuage and other the premisses in or by theis p̄tly mencōed or meant to be graunted or bargained and sold and euy or anie of them or anie pte thereof belonging vsed or appteyneing or with the same or anie of them nowe demised vsed or enioyed as pte pcell or member of the same or of anie pte thereof or as thereto belonging AND the Revercōn and Revercōns Remainder and Remainders whatsoever of the said premisses and euy of them and of euy pte and pcell thereof And all and euy the Renty Res̄vacōns and yerely profitys Reserved or payeable vpon all and euy or anie demise Lease or graunte made or graunted of

the said Capitall messuage or ten̄te and other the premisses or of anie of them or of anie pte or pcell thereof And all the estate estates right title interest interests vse possession Revercōn Re- vercōns Remainder Remainders inheritaunce Claime and de- maund whatsoever which they the said s^r George More and s^r Robert More haue or either of them hath or of right ought to haue of in or to the said Capitall Messuage or ten̄te and other the premisses with thapp'teñcs in or by theis pñtys men- cōed or meante to be graunted or bargained and sold and euy & anie pte and pcell thereof Together with all and singlē writings Chr̄s Lres Patents evidencys escriptys and minumys which concerne onely the premisses or onely anie pte or pcell of them Together also with true Coppies of such and so manie of the writings Chr̄s Lr̄s patenty evidences escriptys and mynumys which Concerne the premisses aforesaid or anie of them or anie pte or pcell of them together with anie other lands Ten̄ty or hereditamys To be Coppied out att the prop costy and Charges of the said George Smith William Banester Richard Brooke and Iohn Freeman All and singlē which said writings Chr̄s Lres Patents evidencys escriptys & minumys remaineing nowe in the possession of the S^r George More and S^r Robert More or either of them or of anie other by or with theirre or either of theirre deliūy priuity or consent which concerne onely the premisses or onely anie pte or pcell of them Together with the true Coppies aforesaid To be Coppied out as aforesaid The said S^r George More and S^r Robert More do Coveñnte promise and graunte for themselves theirre heires executors adm̄strators and Assignes to and with the said George Smith William Banister Richard Brooke and Iohn ffreeman theirre heires and Assignes to deliū or cause to be deliūed to the said George Smith William Banister Richard Brooke and Iohn ffreeman or some of their heires Att or before the Twentith daie of October nexte ensuinge the date of theis pñtys safe whole vncancelled and vndefaced or in as good case and plight as the same nowe be To HAVE HOLD AND enjoy the said Capitall messuage or Ten̄te and all and singlē other the said

messuages howses yardes gardeins passages Roomes voidgroundys liberties Rents Reversions s̄vices and all and singlē other the premisses in or by theis p̄n̄tys graunted or bargained and sold or mencōed meante or intended to be herein or hereby graunted or bargained and sold with all theire and euy of theire rights members and app̄tēncys vnto the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and Assignes to and for the sole onely and proper vse and behoof of the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and assignes forever absolutely without anie manner of Condicōn or Revocacōn AND the said S^r George More and S^r Robert More and either of them for themselues theire and euy of theire heires executo^{rs} and admītrato^{rs} do Coveñte and graunte to and with the said George Smith William Banister Richard Brooke and Iohn ffreeman and euy of them theire and euy of theire heires and Assignes by theis p̄n̄tys in manner and forme followeing that is to saie That they the said S^r George More and S^r Robert More or one of them att the tyme of then sealing and deliuy of theis p̄n̄tys are or one of them is and standeth and vntill the tyme wherein the state and assuraunce of and in the premisses shalbe first had made executed and vested to and in the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and assignes by or according to the purport and true meaning hereof shall stand and bee sole rightfull owner or owners and laufully and rightfully seised in theire or owne of theire demeasne as of ffee or ffee taile with the Revercōn or remainder in ffee simple thereupon expectant in them or one of them of and in the said Capitall messuage or ten̄te howses Cellers roomes lodgings Gardeins Rents Revercōns s̄vices and heredytamys and all and singlē other the premisses in or by theis p̄n̄tys graunted or bargained and sold or mencōed meant or intended to be herein or hereby graunted or bargained & sold and of and in euy pte and pcell thereof of a good lauffull and pfct estate in the Lawe in demasne and in ffee simple or fee taile without anie manner

of Condicōn Revocacōn lymitacōn of vse or vses or other matter or thing whatsoever to alter Chaunge determine or defeate the same estate And without anie Revercoñ or Revercōns remainder or Remainders thereof or of anie pte thereof in our soðaigne Lord the Kingy Ma^{te} his heires or Successo^s And that they haue or one of them hath in himself or themselues in theire or one of theire owne right full power good right and lafull interest and ability and authoritie to graunte bargaine and sell the said Capitall messuage or teñte and all and singlē other the premisses in or by theis pñtys mencōed meante or intended to be graunted or bargained and sold vnto the said George Smith William Banister Richard Brook and Iohn ffreeman theire heires and Assignes to and for the sole and onely vse and behoof of the said George Smith William Banister Richard Brook and Iohn ffreeman theire heires and Assignes forever in manner and forme aforesaid AND ALSO that aswell the said Capitall messuage or teñte and all and singlē other the premisses in or by theis pñtys mencōed meante or intended to be graunted or bargained and sold with all and singlē thap-pteñcy As also the said George Smith William Banister Richard Brooke and Iohn ffreeman and euy of them theire and euy of theire heires and assignes for and concerning the same att thensealing and deliuŷ of theis pñtys are and be and so from henceforth forever shall remaine Contynewe and be vnto the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and assignes free and Cleire and ffreely and cleirely acquitted and discharged or ells shalbe from tyme to tyme and att all tymes hereafter vpon reasonable request forever well and sufficiently saved and kept harmeles by the said s^r George More and s^r Robert More or one of them theire or one of theire heires executo^s and admīstrato^s or by some of them of and from all former and other bargaines, sales, guishty, graunty, Leases, statutys, Recognizauncy, Iudgm^ts, extents, execucōns, ffynes, ffeoffem^ts, Ioyntures, dowers, titles of dowre, annuitie^s, vses, intailles, Rents, and arrerages of Rents, And of, and from, all other Charges

estates, titles, troubles, and incombraunces whatsoever, had made Comitted or done by or soveraigne Lord the Kings Ma^{tie} S^r Thomas Cawarden knight deceased the said S^r William More knight deceased and the said S^r George More and S^r Robert More or by anie of them Except the Rents and s^vices from henceforth to growe due to be paid or done to the Cheef Lord or Lord^s of the ffee or ffees of the premisses for or in respect of the same or of his or theire Seignory or Seignories And except all tenths, fifteenes and Subsidies where-with the bargained premisses shall or may be Charged to the Kings Ma^{tie} his heires and successors. And also except Two severall Leases hereafter specified that is to saie One Lease of the said Capitall messuage or Tenement called the greate howse and Certein other pcells of the premisses made by the said s^r William More to Raph Bowes Esquier for the terme of Twenty and one yeres And for the yerely rent of Threescore and sixe pounds thirteene shillings and ffoure pence by Indenture dated the Last day of March Anno dñi 1596 and in the Eight and thirteth yere of the reigne of our late souaigne Ladie Queene Elizabeth and One other Lease of the said two Romes lately vsed for the Pipe office and certein other pcells of the p'misses made by the said s^r George More to s^r Ierome Bowes Knight for the terme of Sixteene yeres and for the yerely rent of foureteene pounds Sixe shillingy and Eight pence and certein Glasses therein reserved and mencōed by Indenture dated the Three and Twentith daye of Aprill in the Three and ffortith yere of the Reigne of our said late soueraigne Lady Queene Elizabeth WHICH said severall yerely Rents and glasses res̄ved and lymitted to be paid and deliūed in and by the said severall Leases shall and may from henceforth growe payable and due to be paid and deliūed to the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and assignes by or according to the purport and true maning hereof AND THE said s^r. George More and s^r Robert More and either of them for themselves theire heires executo^rs and adm̄strato^rs do Coveñnte and graunte to and with

the said George Smith William Banister Richard Brooke and Iohn ffreeman and euy of them theire and euy of their heires and Assinges by theis pñty that they the said s^r George More and s^r Robert More or one of them theire or one of their heires and assignes shall and will forever hereafter warrant and defend to the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and assignes the said Capitall messuage or tenñe and all and singld other the premisses in or by theis pñty mencōēd meante or intended to be graunted or bargained and sold with their appteñcy and euy of them and euy pte and pcell thereof against our said soūaigne Lord the King^s Ma^{tie} his heires and successo^rs and against the said s^r George More and s^r Robert More and their and either of their heires and against the heires of the said s^r William More and against the heires of the said s^r Thomas Cawarden and all & euy other pson and psions Claimeing or pretending to haue anie right title or interest of in or to the said Capitall messuage or tenñe and other the premisses in or by theis pñty mencōēd meante or intended to be graunted or bargained and sold with thappteñcy or of anie of them or of into or out of anie pte or pcell thereof except before excepted by from or vnder our said soūaigne Lord the King^s Ma^{tie} s^r George More s^r Robert More s^r William More and s^r Thomas Cawarden or anie of them theire or anie of their heires or successo^rs or by from or vnder their or anie of their estate right title or interest AND THE said s^r George More and s^r Robert More and either of them for themselues their heires executo^rs and admDstrato^rs do also Coveñte and graunte to and with the said George Smith William Banister Richard Brooke and Iohn ffreeman and euy of them theire and euy of their heires and Assinges by theis pñty That they the said s^r George More and s^r Robert More and either of their and either of their heires and Assinges and euy of them and the nowe wives of the said s^r George More and s^r Robert More and all and euy other pson and psions and their heires Anie thing laufully haueing or rightfully Claimeing or which

shall or may anie thing laufully haue or rightfully Claime to haue of in or to or out of the said Capital messuage or ten̄te or to of in to or out of all and euy or anie other the premisses in or by theis p̄n̄ty graunted or bargained and sold or mencōēd to be graunted or bargained by from or vnder the said s^r George More s^r Robert More and s^r William More or anie of them theire or anie of theirre estate right interest meanes or procurem^t (except y^e before excepted shall & will att all & euy tyme and tymes hereafter during the terme and space of Seaven yeres nexte ensuing the date of theis p̄n̄ty vpon euy Reasonable request to be made by the said George Smith William Banister Richard Brooke and Iohn ffreeman or anie of them theire or anie of theirre heires or assignes to the said s^r George More and s^r Robert More or either of them theire or either of theirre heires or Assignes And att the Cost^s and Charges in the Lawe of the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires & assignes do make knowledge seale and execute and suffer and procure to be made done sealed knowledged & executed all & euy such further & other laufull reasonable act and act^s thing & things device & devices & Conveyaunces & assuranc^y in the Lawe whatsoeuer for the further better pfecter and cleirer conveying & assureing of the said Capitall messuage or ten̄te and other the p'misses in or by theis p̄n̄ty graunted bargained or sold or mencōēd ment or intended to be herein or hereby graunted or bargained & sold wth theire appteñces & euy pte & pcell thereof To the said George Smith William Banister Richard Brook & Iohn ffreeman theire heires & assignes To & for the sole onely & prop vse and behoof of the said George Smith William Banister Richard Brook & Iohn ffreeman theire heires & assignes forew according to the true intent & meaning of theis p̄n̄ty Bee yt by recouy or Recouy's wth Voucher or Vouchers deed or deeds inrolled or not inrolled knowledging and inrollm^t of theis p̄n̄ty ffyne or ffynes with or wthout proclamacōns ffeoffm^t or ffeoffm^s Release or confirmacōn wth warranty against our said Soveraigne the Kings Ma^{tie} S^r George More s^r Robert More s^r William

More and s^r Thomas Cawarden & euy^y of them theire & euy^y of theire heires Successor^s & assignes and all ps ons laufully claimeing or laufully to claime by from or vnder them or anie of them (except the before excepted or without warranty or by all or anie the wayes or meanes aforesaid or by anie other laufull waies or meanes whatsoever wth warranty onely as aforesaid or without warranty As by the said George Smith William Banister Richard Brooke and Iohn ffreeman or anie of them theire or anie of theire heires or Assignes or theire or anie of theire Counsell learned in the Lawe shalbe Reasonably advised devised or required AND moreouer the said s^r George More & s^r Robert More for the Consideracōn aforesaid haue graunted bargained & sold & by theis p̄nty do graunte bargaine & sell vnto the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires & assignes All the right title estate Claime & demaund which they the said s^r George More & s^r Robert More haue or either of them hath or ought to haue of in & to all other the howses lands tēntys Roomes voidgroundys yards entries wayes & heredytam^s of the said s^r George More and s^r Robert More and either of them scituate lyeing & being wthin the precinct of the said late ffryery Monastrie or Priory and not heretofore bargained sold or Conveyed away by the said s^r William More s^r George More & s^r Robert More or by some or one of them AND IT IS COVĒINTED graunted Concluded & agreed by & betweene the said p̄ties to theis p̄nty That all & singlē ffyne & ffynes Recouy^y & Recouys & other actys Conveyauncy & assurance whatsoever had made knowledged suffered or executed & to be had made executed or suffered of or condñng the said p̄misses by theis p̄nty graunted or bargained & sold or mencoēd to be graunted or bargained of or condñng anie of them or anie pte thereof as by or vpon or by reason of theis p̄nty or by or betweene the said p̄ties to theis p̄nty shalbe & shalbe adiudged deemed & taken to be to and for thonely prop vse & behoof of the said George Smith William Banister Richard Brooke & Iohn ffreeman and of their heires & assignes forever & to none other vse intent or purpose

BLACKFRIARS RECORDS

whatsoever In wytnes whereof the said pties to theis pñte
Indentures interchaungably haue sett theire handjs & seales
Yeouen the day and yere first above written.

George Smith

W^m Banester

R B

Io: freeman

NOTES

Figures in bolder type refer to the page, those in ordinary type refer to the line.

P. 2, 5-9. The bill of complaint, the interrogatories administered to the witnesses, and the depositions and evidences are Nos. 417, 422, 427, 428 of the *Loseley MSS.* There was also an earlier bill of complaint (undated) by one Harrys, the answers to which have been preserved and are now catalogued No. 432. Parcel No. 425 contains also several documents relating to the same disputes and giving interesting details about St. Anne's Chapel, the conventional church, and the churchyard. They do not, however, supply more information than may be derived from the documents here printed and that published by Mr. Greenstreet in the *Alhenaem* (1886), ii. 91.

P. 3, 1-2. *The bishopp of Ely . . . Mr blackwell.* A draft of the same document (*Loseley MS.* 390) has, in Sir William More's handwriting: 'Sr ffrauncs bryan and then S^r Antony Agger then after'. In 1554 Sir Thomas Cawerden conveyed to 'Thirlbye byshope of Elye' property which is not specified (*Loseley MS.* 1396, f. 87v), probably the upper part of the choir, part of the dormitory, and the vestry (cf. Sir Th. Cawerden's and Sir Francis Bryan's grants). There exists also a letter from William Blackwell (June 21, 1551) asking for a grant of the 'lytle vestrye grounde' in favour of Richard Goodrick, the then bishop of Ely (*Letters to 1580*). The rest of Blackwell's property was constituted by that part of the monastery which Edward VI granted to Sir Francis Bryan in 1548 (Dec. 12). The letters patent enumerate 'totam illam Aulam nřam . . . parcell domus Capitifaris ibidem ac adiungeñ Claustro ibidem ex parte orientali / Ac totum illum scitum . . . nup nuncupañ le Priors lodgynge ibidem modo in tenura siue occupacōe dči francisci Necnon totam illam Cameram nřam subtus le Dorter . . . adiacen̄ vsq; ad děm Claustrum ex orientali parte p'dic̄ Ac totam aliam Cañdam nřam ibidem & pticōem p Cellario vocañ a Buttrey adiacen̄ eidem Claustro. / Ac totam illam domū nřam ibidem vocañ a storehouse subtus le Dorter p'dict ibidem adiacen̄ vsq; ad Cellariū vocañ le buttrey ibm ex boriali parte / Ac totam illam domū nřam ibm p focali adiacen̄ eidem domui vocañ the Storehouse Necnon totam illam Coquinam nřam ibidem cum quodam curtilagio adiacen̄ vsq; le Storehouse ibidem ex orientali parte / Ac eciam totam illam domū nřam ibidem vocañ a larderhouse adiacen̄ vsq; ad Coquinam ibidem ex boriali parte Ac totum illud Cellarium nřam ibidem adiacen̄ vsq; ad dictū domū vocañ the larderhouse & Coquinam ibidem ex orientali parte Ac totam illam paruam Cañdam nřam ibidem adiacen̄ vsq; ad eccliam de le Blackefriers p'dic̄ ex australi parte ibidem / Ac totam illam Capellam nřam ibidem adiacen̄ vsq; ad eccliam dict̄ nup domus ffr̄ p'dicatoꝝ ibidem ex parte australi / Ac totum illud Cenaculum nřam ibidem vocañ a Parler subtus domū & edificiū vocañ le gallerey ibm adiacen̄ vsq; ad děam Capellam ex australi parte p'dic̄ / Ac totam illam magnam Cañdam nřam vocañ a greate dynyng Chamber sup^a Cellariū ibidem / Acciem totam illam Cameram nřam ibidem vocañ a bedde Chambre cum parua Cañda sup^a candem & adiacen̄ vsq; ad

dēcam magnam Camām ibidem ex boriali parte / Ac totam illam aliam Camām ibidem adiacēn sup finem occidentalem dēcē magne Camē vocat̄ the greate Chambre / Ac totum illud edificiū & domū nrām vocat̄ le gallerye sup^a Cenaculum ibidem adiacēn vsq; finem orientalem dēcē Camē vocat̄ the greate Chambre Aceciam totam illam domū & edificiū nrām vocat̄ le lytle gallerie ibidem cum duabz partis Cameris sup^a eandem adiacēn vsq; ad dēcam magnam Cameram ex australi parte p'dic^t / Ac totam illam Camām nrām sup^a Aulam p'dēcam ibidem cum diūsis pticōibus infra eandem adiacēn vsq; ad dēcam paruam galeriam ex australi parte p'dic^t / Aceciam illa duo gardina nrā ibidem adiacēn vsq; ad dict^t hospiciū vocat̄ le Priours lodgyng ex orientali parte & sup magnam Garderobam regiam ibidem vulgarit̄ vocat̄ the kynges greate Wardrobe ex occidentalī parte contineñ p estimacōem vnam acram t̄re cum om̄ibus & singulis suis ptineñ (*Rec. Off. Patent Roll*, 2 Edw. VI, pt. 7. A copy in *Loseley MS.* 1396, f. 63^v-64^v; also No. 392). It is to be remembered that the house bought by Shakespeare was erected over the great gate leading to William Blackwell's mansion-house.

10. *The lorde warden*, i.e. Sir Thomas Cheyney, who in 1539-40 (March 16) was granted 'om̄ia & singula illa mesuagia tefita domos edificia gardina Curtilagia & trās nrā cum ptineñ modo in tenura & occupacōe dē Thome Cheyne et quondam in tenura & occupacōe Iaspi ffyloll & nup in tenura & occupacōe Thome ffereby & Wifff lylgrave' (*Patent Rolls*, 31 Hen. VIII, pt. 6; a copy in *Loseley MS.* 1396, f. 65^v). The vagueness of the terms of this patent was the cause of a litigation between Henry Poole, Sir Thomas Cheyney's heir, and William More, the particulars of which are to be found at pp. 35 sqq. of this volume.

12. *Sr M^r Ierninggam*. (*Sic* in MS.) The scribe wrote first 'Sr Edmund', then crossed out 'Edmund' and wrote 'M^r', forgetting to delete 'S^r'. The draft of the same document has 'Kyngston then aft M^r Ierninggam'. Sir Henry Jerningham was the son of Lady Kingston. In 1536 (Sept. 20) John Hilsey, Prior of the Convent, let out to Sir William Kingston, Lady Mary Kingston, and Henry Jerningham 'all the mesuage tefity gardyn which of late was in the handes of Dame Elizabeth Dentonys with a waye to the water syde bytwene the gardyne of my ladye Paycokes of the weste parte and the garden of Richarde Trice of the easte parte And also two chambers and a seller vnder nethe the libarye which sume tyme was the vnder libarye adioyned to the hill garden' (*Aug. Off. Book*, 216, f. 52). In 1540 (May 6) Henry VIII let to Sir Wm. Kingston 'totum nup Claustrum vocat̄ le Inñ Cloyster modo gardinū existens Ac om̄ia domos & edificiū subtus do[r]mitoriū Ac totam Aulam pmptuañ & Cellar ex pte boriali dic^t Claustri ac totam domū & edificiū vocat̄ le lybrarye ex pte orientli dic^t Claustri ac totam illam ptem Dormitorij que non assignat̄ nec dimittit̄ Dñe Anne Grey vidue ex pte boriali dic^t Claustri Necnon totum spaciū subtus claustrum p'dic^t necnon totam domū & edificium vocat̄ le ffarmerye ad occidentlem finem dic^t Claustri Ac tot spaciū supra & subtus eidem spectan̄ Ac tot pistrinū & domū Brasineam ad dict^t le ffermery adiacēn Ac vnum stabulum scituat̄ pp ad dict^t Domū Brasineam vacuam om̄ibz vijs semitis introibz & exitibz (*Aug. Off. Book*, 212, f. 134^v, or *Loseley MS.* 332 (30). See also particulars of this lease in *Aug. Off. Miscell. Book*,

191, f. 57). In 1543 (July 10) Lady Kingston, widow, and her son surrendered the 1536 lease and had a new one made of the same premises for twenty-one years (*Aug. Off. Miscell. Book*, 216, f. 52). Lastly, in 1545 (Sept. 5), Lady Kingston was granted, first, the reversion and rent reserved on the 1543 lease (Lady Denton's messuage); secondly, 'totum illud Claustum trām solum & Gardinū nřm vocat le Inner Cloysteryarde & hereditamentum nřm vulgarit vocat le Inner Cloyster cum ptiñ nup in tenura dict⁹ Willi Kyngeston militis & modo in tenura dce dñe Marie Kyngeston . . . totam illam domū nřam ac ornia domos . . . vocat le lybrarye scituat et existeñ ex parte orientali dci Claustrī tē soli et hereditamenti vocat le Inner Cloyster . . . Necnon totam illam domū . . . vocat le ffermorye scituat & existeñ ad occidentalem finem dci Claustrī . . . Ac totum spaciū trām solum edificiū & hereditamentum nřm supra & subtus idem le fermorye existen ac eidem le ffermorye spectan vel ptineñ . . . Necnon totum illud pistrinū nřm & brasineam nřam dco le ffermorye adiacen . . . Ac totum illud Stabulum nřm cum plin dic⁹ domui brasine p̄p adiacen . . .' (*Rec. Off. Patent Roll*, 37 Hen. VIII, pt. 1; or copy in *Loseley MS.* 1396, f. 72v-73v).

18-19. *edificis which he holdeth, &c.* These were the wash-house, the mill-house, the plumbers' room, a stable, and other smaller houses adjoining (*Loseley MS.* 424). They were in 1562 (the date is given by the draft of a letter from More to Jerningham, *Letters to 1580*) the object of a law-suit between Sir Henry Jerningham and William More. The papers relating to this controversy supply very interesting information concerning the buildings which were south of Burbadge's theatre; but it is impossible to give them here, for want of space. They are to be found in Bundle 424 of the *Loseley MSS.* The following extract, however, bears directly upon the subject of this publication. A document endorsed 'M^r Jerninghm for ye howses in controversy' has: 'As myche of ff[] jy[] his howse as standythe oñ the frattere conf xxxiiijth foote in lengthe and xxvj in bredthe' (*Loseley MS.* 424). The name might be 'frythis', but the third and fifth letters are faded away. Upon the dispute between Jerningham and More was grafted another contestation between More and one M^r Kempe, the latter as 'buyere of tytles'. It appears that 'by culor of this graunt of the fermorye and of the buldyng &c. aboue and benethe' Kempe claimed 'a great Rome cauled the plyament Chamb'.

'ffor aumswere whereunto' More said:

'ffyrst the fermorye had a rōme aboue the same wch was a lodgyng for those that were syck and also one oþere Rōme benethe the fermorye all wch M^r Kemp hathe.

Also the plyament chamb dyd new pteyne to the fermorye and ys iij tymes as byg as the said fermorye.

Also there new was anye waye or passage to go out of the fermorye to the sayd chamb.

Also the sayd chamb was not rentyd at the time of the graunt nor Long after to anye pson but kept in the kyngs handys to the vse of the Keuellis.

Also yt was new in the tenure of S^r wylm Kyngston

Also k. henrye the viijth possessyed hyt duryng his lyf

Also kyng Edward dyd the lyke vntyll the second yere of his Reygn at w^{ch} tym he let yt by lease to S^r Thomas Cawarden /

Also the chamb^b ys cōwyd all w^t led beyng more worthe then all the monye he payd for the purchas /

Also S^r Thomas Carden hauyng the same graunted vnto hym and his heyres by kyng Edward in the iiiijth yere of his Raygn dyd quyetlye enioye the same duryng his Lyf as I haue done eū syms vntyll this pfit So that almost theyse fortyn yers and syms the la. Kyngstons graunt ther was newⁿ any tytle made to the same / Yf S^r henry Iernynghm had thowght he had had anye interest in hyt he wold in quens Maryes time haue sowght the same beyng then vyce chambleyne and of the prevye conceyle and S^r Tho Cawarden in dysgrace and comytted to the fleat and afterwyrde comytted to his howse' (*Loseley MS.* 424).

Another document (426 (2)) endorsed: 'Answers to M^r Kemps demaundys', and which is a duplicate of the above, gives the following variant: 'the plyament chamb^b whereof pte ys oū the rome aboue the fermerye dyd newⁿ pteyne to the fermerye beyng also iij tymes &c.'

This room, called 'the parliament chamber', is evidently the old 'frater', for this is the only room leased to S^r Thomas Cawarden in the neighbourhood of the fermery, and large enough to be three times as big as the said fermery (cf. page 6 and note). We know also that at one time Sir Thomas Cawarden was using the 'frater' for the Revels (cf. Feuillerat, *The Revels at Court in the Time of King Edward VI and Queen Mary*, note to p. 18, Doc. III).

22. *harres, &c.* In 1544 Robert Harris was granted a messuage in the tenure of Agnes and Henry Foxe, alias Fowlkes (*Rec. Off. Patent Roll*, 36 Henry VIII, pt. 9). In the same year Paul Gresham and Francis Boldero were granted certain houses and gardens lying east of the cloister (*Aug. Off. Miscell. Book*, 191, f. 62; *Patent Roll*, 36 Hen. VIII, pt. 10. A copy in *Loseley MS.* 1396, f. 77v, also in No. 393).

31. *S^r philipp hobby.* The situation of Sir Philip Hobys house is given by an indenture, made the 26th of April, 1561, between William More and Richard Onslow, Esq., and Katharine his wife, witnessing that More has let out 'all yt his litle garden plott or pcell of ground late in y^e occupacōn of s₃ Phillip Hobbie knight deceassed scituāl . . . betwene y^e howse or teñt and garden late of the said s₃ philip hobbe on the est part and y^e garden of ffauncis Picher otherwise called ffaunces the post on the west parte and two litle gardens whereof thone is now in y^e occupacōn of y^e said ffaunces picher And thother is now in y^e tenure or occupacōn of Simond palmer on the North pte and y^e garden now of y^e said Richard and Katharine and late of Dame Lucy Harper deceased on the South parte w^{ch} said Little garden plott or pcell of grownde before demised conteyneth from Est to west one and twentie yardes and A half yarde and from North to South nintene yardes and three quart^rs of A yard eūly of y^e said yardes conteynige three fote of assise' (*Loseley MS.* 1396, f. 38^r, or 348). Part of the premisses occupied by Richard Onslowe and Katharine are also described in an Inquisition held in 1571 (Sidney J. Madge, *Abstracts of Inquisitions*

Post Mortem, 1561-1577 (Index Library), p. 139) as 'extending to the messuage and garden late of Lucy Harper, deceased, and then of the said Richard Onslowe and Katherine on the north, the tenement late of Thomas Cawarden, Knt deceased and then of William More, Esq. on the south, the house of the said Francis [Pycher] then or late in the tenure of Garret Nyce on the west, and to the east to that part of the said messuage of the said Richard Onslowe abutting on the "Gallerie" of William Lord Cobham.'

The Francis Picher mentioned in the preceding documents had been granted, by letters patent dated Jan. 2, 1543-4, 'illud messuagium & tenementum nrum ac vnum gardinum nrum eidem adiacentia . . . in tenura . . . Iohis Iames . . . / illud messuagium et tenementum . . . in tenura Iohis hareys / Necnon vnam Turrim scitual et adiacentia gardino ibm ppe pontem Brydewell p Rivum Thameus ibm / Ac omnia illa quatuor gardina nostra . . . in sepalibus tenuris siue occupationibus Iohannis Growte, Beatrixis Reynolds vidue, ac Willi Taylor et Iohis Saxe . . .' (*Loseley MS.* 1396, f. 68^v).

To return to Sir Philip Hoby, in a rental for the year 1557 he is given as paying x^s quarterly 'for ij gartheyns next his howse' (*Loseley MS.* 1390. Cf. 11).

35. *M^r. Tate*. The grant was made in 1542-3 (March 5) (*Pat. Roll*, 34 Hen. VIII, pt. 7, or *Loseley MS.* 1396, f. 67^r). His tenements lay towards the water side.

P. 4, 1. *M^r. parris*. The letters patent are dated July 3, 1540. A copy is in *Loseley MS.* 1396, f. 64^v. (Cf. Brewer, *Letters and Papers . . . Henry VIII*, xv, p. 467.) In 1540 (July 5) Parris sold part of this property to Sir Christopher More (*Loseley MS.* 1396, f. 124^v). This deed of feoffment shows that Sir Christopher More's house was situated between the way from Ludgate to the Thames on the east, and the 'towndyche' on the west.

13. *peter hosyer*. He was also called Peter Gobert (*Loseley MS.* 446) and Flint (*Loseley MS.* 422). His lands in Blackfriars are enumerated in his Inquisition taken in 1568 (Dec. 8). Cf. Sidney J. Madge, *Inquisitiones Post Mortem, 1561-1577*, p. 115. Another document (*Loseley MS.* 434) endorsed, 'Plate for the ground in the blacke ffryars', which seems to refer to the appointment of ground mentioned at 5, 23, helps also to locate Hosier's house, and more generally the houses on the north side of the cemetery.

15. *Nycolas Crotcher*. His letters patent are dated June 26, 1544 (*Pat. Roll*, 36 Hen. VIII, pt. 18).

30. *John Barnard*. He was the Clerk Controller of the Revels. In his Inquisition held in 1560 (cf. G. S. Fry, *Inquisitiones Post Mortem, 1485-1561*, p. 192) the house of John Barnard is said to have been at that time in the tenure of William Tanner. Now, from a memorandum made in 1562 (*Loseley MS.* 406) we learn that till 1562 'the Tower' 'was in the tenure of M^r Tand'. This identifies Barnard's house with the 'Square Tower', called in other documents 'the Church Porch'.

The Square Tower is described in an Indenture made the 20th day of September 1592 'betwene S^r Wm More of Loseley . . . & George More . . .

and Gedion de Lawne . . . apothecarie', witnessing that Sir William More and George More have 'to ferme lett . . . all those romes . . . called or knowne by the name of the square Tower sometyme called the Church portche . . . that ys to say all that ther great shopp nowe in thoccupacōn of the said Gedion & alsoe all those their three paire of stayres one above an other leadinge out of the entrye there adioyninge to the said great shopp upp into the stone chambers & into the garrett over the tymber howse wth free & quyett ingresse egress & regresse in upon & thorow the said entrie to & from the said great shopp & stayres aboue demysed. . . . And . . . all those ther twoe loftes or chambers comonlie called the Stone chambers directlie over the said Shopp & entrye. And alsoe all that their Rome directlie over the said Stone chamb^s nowe couled wth leade together wth all that their garrett called the garrett over the said tymber howse. And alsoe all that ther one other litle garrett adioyninge westwardes to the said Garrett last aboue mencōned being pcell of the said tymber howse & windowes & lightys to the p'misses aboue demysed belonginge. And alsoe free accesse . . . to vse the privie or wydrate nowe beinge wthin the said tymber howse. . . . And ffree passage & course for the rayne water fallinge from the howses or buildinges aboue by theis p'sent demysed into the yarde there nowe in thoccupacōn of Richard ffelde' (*Loseley MS.* 332 (356)).

Another indenture, made the 31st of October, 1593, gives supplementary information, witnessing that Sir Wm. More and George More have sold to Delawne 'all that Mesuage or Teñt called the Square Tower sometyme called the Church portch & the little gaterome therenvnto adioyninge nowe in the sewall tenures or occupacōns of Gedion De Lawne & Richard ffelde . . . sometyme in the tenure or occupacōn of Thomas Votrolier [More let this tenement to Votrollier in 1573 (Nov. 27), *Loseley MS.* 348] . . . all that Shopp comonlye called the Round house or Corner shopp adioyninge to the saide Mesuage above mencōned . . . now in the occupation of Pawle Buck. . . . And also all those two Mesuages or Teñtes nowe in the sewall tenures or occupacōns of Peter Dorangia Xpofer Hilton Richard Bouffault & Mathewe Diar . . . & sometyme in the sewall tenures or occupacōns of the saide Dorangia & one Witlm Tan̄. . . . And also all that garden yard or backside lyngē & adioyninge to the two Mesuages . . . last mencōned . . . nowe in the tenure of the saide Peter Dorangia . . . conteyninge in length from East to west about Nyne yarde & a halfe & in bredeth from North to South at the Estend about fourtene yarde & at the West end about tenn yarde and a halfe . . . sett lyngē . . . betwene the Mesuage of theires of Richard Onslowe Esquire on the south parte & the saide Shoppe called the Rounde house or Corner shopp on the North pte & the highe waye leadinge from the Blackfryers stayers & from Bridewell stayers towardes Ludgate on the west parte And also all those chambers Romes comodyties & hereditam̄tes nowe or late in thoccupacōn of the saide Peter Dorangia . . . wth are directlie oñ the saide Shoppe called the Round house or Corner shopp & wth were sometyme in the tenure or occupacōn of the saide Witlm Tanner. . . .' (*Loseley MS.* 348). Other documents relating to the Delawne property—too long to be included

here—are to be found in *Close Rolls*, No. 2087, 2108, 2223, 2305, 2356, 2376, 2416, 2953.

32. *Thoms Phillipps*. He was Clerk of the Revels. For his house see Index. P. 5, 23. *Appoynied grownde for the church*. Cf. note to 4, 13.

P. 6. *Document II*. The lease grounded upon this survey is *Loseley MS.* 332 (34). A copy is in 1396, f. 62^v. It is dated April 4, 1548, and is in Latin. It agrees on the whole with this survey, but differs on the following points: (1) it gives the length of the buttery as 96 feet, and the breadth as 36 feet; (2) it omits the houses claimed by the Lord Warden.

24. *a decayed galerye*, &c. This part of the property is described in a Survey taken by Thomas Blagrave and [Thomas] Bocher in 1552 (Oct. 12):

Brydewell Lane }

A GALARYE standinge oþ the water that cometh owte of the towne dicke at holboþne rufyng into the temys fforaneante Brydewell, abuttinge Easte vpon the seide tenement of Iames la fforhey in lengethe xiiij foote / Sowthe vpon the seide water in lengethe xlji² foote / Weste vpon an highe waye, leadinge from Brydewell to the temys side (enlonges and betwene the seide water and the walles of the howse of brydewell) in lengethe xiiijⁿ foote / and Northe vpon a bridge and Stayers standinge oþ the same water in lengethe xlji² foote / which is in decaye and therfore yeldethe

at qvacat.

A BRYDGE & STAYERS of Tymber standinge ouer the seide water forancante Brydewell abutting Sowthe vpon the seyde gallery in lengethe xxxix² foote / weste vpon the seyde highewaye leadinge to the Temmy[s] betwene the seide water and the howse of Brydewell the butt in lengethe that waye .x. foote Northe vpon the seide water in lengethe xxxix² foote and Easte vpon the lane herafter foloweinge and mencyoned in lengethe .x. foote yealding in yearly rent

A LANE called Brydewell lane abuttinge west vpon the above seyde brydge and stayres in breddeth at that ende xij foote. Easte vpon the lane called water lane or the waye leadinge ffrom Ludgate to the blackffryers brydge in breddethe at that ende foote and the hole lengethe of that lane ffrom the seide easte ende to y^e seide weste ende pased by the chanell is in lengethe lji² paces / Sowthe abuttinge vpon all the above seide tenements of Iohn de horse, Maryan Turner, Robt damany, Iohn Tayler, and Iames lafforhey / and Northe vpon

at ffor that the same ar not en-habited or put to any vse for pfeitt but only reszued for a comune pas-sage highe waye and thorowe gate betwene the seide blacke ffryers and brydewell and for the open waye entrance & comynge owte to and ffroe all the aforescide tenemēts and so vsed & suffred.

And the same lane is betwene the seide bridge and y^e seide tenemente of Iohn damany liij ffoote longe & xix ffoote brode. And betwene that tenemente & the seide lane called water lane .C^o. ffoote and .x. ffoote brode the hole lengethe by that accompte .clij ffoot² beinge Clⁱⁱ paces & ij ffoote. / (*Loseley MS.* 401).

A rough draft of this survey (*Loseley MS.* 429) has been printed by Sir Walter Besant, *Medieval London*, vol. ii (Ecclesiastical), p. 407.

29. *highe waye and stayre.* In the MS. the word 'highe' seems to have been struck out, and the words 'waye and' are underscored. They probably were meant to be left out, for another copy of this survey (*Loseley MS.* 396)—the one printed by Sir Walter Besant, *Med. London*, ii (Eccles.), p. 410—has: 'lane that goethe to the comune stayre at the temmes side'.

P. 7, 4. *Southe side.* After these words No. 396 has 'w^{ch} galery runethe alonge by the northe of the seide grounde from the este ende to the weste ende as it is above bounded'.

10. *Mr Portinarys parler.* From a document catalogued No. 438 (see also No. 436) it appears that Sir John Portinary's house belonged to Sir Thomas Cheyney, for More, in his lawsuit with Poole, argued that there was a confusion between the houses claimed and the houses in which Sir Thomas Cheyney and Sir John Portinary dwelt.

15-16. *ouer the same buttery.* The phrase 'A hall place at the vpper ende of the stayre and an entere there to the ffrater ouer the same buttery' means, of course, that the hall place and the entry to the frater were both over the buttery, and not that the frater was over the buttery. Still more impossible is it to suppose that there were two 'fraters', for the grant to Cawerden and the survey upon which the grant was grounded show, beyond doubt, that there was but one room so called.

P. 8. *Document III.* There exists a duplicate of this survey, catalogued No. 399, but imperfect (it notably omits the last paragraph). [Printed by Kempe in *Gentleman's Magazine* (1843), ii, 132.—E. K. C.]

P. 8, 4. *Chauncell and Chappell.* This chapel was on the north side (cf. 9, 12). A description of that part of the monastery is to be found in an indenture (dated April 16, 1553), witnessing that Sir Thomas Cawerden has let to Ninyan Sawnders, citizen and vintner of London, 'all y^t his pcell of grounde wthin the late blackffriers . . . wherevpon is or was latelie scituall and included the late Chauncell apart of the lat Belfrey at the north end that ys to saie to the breddeth of y^e Southend of y^e said Chauncell the Cappell and a vestrey at the End there belonginge to y^e same Chappell . . . y^e late Chappell sometyme Annexed to the same and a pece of y^e church yard w^{ch} said pcell of ground abuteth east north East vpon A garden somtyme in y^e tēnre of S^r ffrauncis Brion Knight . . . that ys to saie the east ende of y^e said vestrye takinge xxij^{tie} foote and y^e end of y^e said Chauncell xljiij^{tie} foote in the whole at that end from north to south lxxv foote Abuttinge Sowth vpon certen howses and ground somtyme y^e said S^r ffrauncis Brians and y^e same s^r Thomas Cawardens not letten to y^e same Nynyan in lengh lxxxiiij foote And vpon A Staier goinge vpp not letten into y^e late East Dori^r of y^e said late black ffriers and A waie not letten Leadieng Betwene the South end

of ye said Belfrie and ye North end & syde of the late Cloyst^r adioyninge to ye said Dorts^r xlⁱⁱ foote in the whole on that side frome est to west cxxxiiiij^{ti} foote Abuttinge west vpon ye said late east Dorts^r beinge ye bredeth of ye buttres of ye Southwall of ye Chauncell iij foot vpon the late bodie of ye church of ye said lat black ffriers not letten to the same Nnyan Sawnders lyt^{ti} foote and runyng into ye afore named church yard and Abuttinge vpon ye East end of a pcell of the same Churchyard res^ved w^t ye rest not letten and not letten to the said Nnyan Sawnders nor compⁱsed in this g^{unt} xx^{ti} foote in the whole at that end frome ye South to ye North fowrescore fote And abuttinge North vpon a comⁿon high waie partinge ye said churcheyard and leadinge enlongg and trough ye same into Cart^r lane and conteynynge in lengh on that side from ye west to ye east as the waie goeth ccxxij^{ti} foote togethers w^t all ye pillars aches buttresses and wallys now defaced and standinge in and vpon ye said demised ground or any pte or pcell therof. And also all that his pcell of ground somtyme pcell of the said late Churchyard and at the makinge of theis Indent^s severed and appointed and marked out to be enclosed from ye foresaid parte of the said Church yard res^ved and not letten nor comprised in this g^{unt} w^{ch} parcell of ground abutteth east upon carter lane end conteininge in lengh frome north to southe xij foote Abutteth South vpon the said comon high waie not letten vnto ye same Nnyan otherwise then before leadinge Enlonges and through ye said Churchearde into carter lane and conteyneth in lengh on that side from est to west cxxij^{ti} foote Abutteth west vpon the foresaid pte of ye Church yard res^ved and not demised nor compⁱsed in this g^{unt} lxxvij^{ti} foote and vpon a pcell of ye same res^ved pte of ye said Church yard letten vnto Iohn Holte at the will and pleasure of ye said s₃ Tho^ms Cawarden and where through ye said Iohn Holte and his flamvie do pas and have recorse to and from the teft^t of the said Iohn Holte into ye aforsaid res^ved parte of ye Churche yard by ye sufferafice of ye said S^r Tho^ms Cawarden and at his will and pleasure ix foote beinge in ye whole at that end from ye Sowth to ye north iiij vij foote and Abutteth North vpon ye said waie of Sufferaunce for ye passage of ye said Iohn Holte xxijⁱⁱ foote and appon a brick wall includinge ye yard of the Teft^t of Henrie Codnam now in the tenure of Nnyan Sawnders and certen howses and ground in ye tenure of Docter Arnsted and conteyneth in Lengh alongs ye waie and in cōpas as the wall sheweth and goeth cxxxij^{ti} foote beinge in ye whole on ye syde from the west to ye east in compas as the wall sheweth & goeth ccclvij^{ti} foote / And also ye South end of ye said late belfrie res^ved and not letten to the said Nnyan Sawnders to buyld onelie vpon and Aboue the wallys so that the neyther flower of the same be at the least xij foote in Heigh from the ground except and allwaies res^ved ye nether pt^s and Rome of the same frome vnder the said buildinge to the ground, w^{ch} res^ved pcell of ground conteyneth in Lengh from east to west xx^{ti} foote and in bredeth from North to South xij foote . . .

And the said S^r Tho^ms Cawarden covfinteth and g^{unt}teth to and w^t the said Nnyan Sawnders that he ye said S^r Tho^ms Cawarden shall pmit and suffer one comen waie for ye said Nnyan Saunders his famvlie and all other people haveinge occasōn of Accesse to have recorse and pas w^t foote pack and horse throughe the

waie made, made out of the said resȝed pte of y^e church yard betwne the tent in y^e tenure of Tho: phillipps and y^e tent in the tenure of Sowthecot and so elongg & through the said made waie into cart^f Lane in and vpon the said pte of the churchyard resȝed and not letten to the said Nynian nor compised in this gūnt and vpon so moch of the same resȝed ground as lieth betwene the ij pcells of ground above demised to the said Nynian the said comon waie to be x foote brod and at theast end therof a gate for carters to come into and gooe out of the said church yarde into and frome Car^r lane to be kept and shett w^t lock by & at thappoynmtēt of the said S^r Tho: Cawarden . . .' (*Loseley MS.* 1396, f. 42, or 332 (36)).

Part of this ground and part of the churchyard were afterwards let respectively to Henry Fylian for a carpenter's yard and to John and George Warren for tennis courts. (Cf. *Athenaeum*, July 17, 1886, p. 92, and *Loseley MS.* 1396, ff. 44, 46.)

15. *Mr Holte*. He was Yeoman of the Revels. For his house see Index.

18. *ankers howse*. That is the house of the Anchoress. [See *Victorian History of London*, i. 558.—E. K. C.] The situation of this house is fixed by an indenture, dated May 7, 1570, between William More and George Haies, witnessing that William More has demised 'all that his messuage or tefite sometime called the Ancre斯 howse w^t All the wally waies, Cellars solars, yardes & Entries, with the two Lyttle gate roomes and waies thervnto adioyninge or belonginge . . . nowe in the tenure of the said George Haies & are scituat^f . . . betwene the waie leadinge from Carter lane towards bridewell and one Iohn Harris His . . . wherin one Jasper taylor nowe dwellyth one the northe part of the saide messuage & premisses Herein graunted and the tefite or gaterome and garden of the saide wylyam More Nowe in the tenure and occupacōn of Tho: Vautroly printer & booke-binder one the weste & soythe partes and a certayne entry or way of the same willam more contaynyng six foote in breadth leadinge vnto certaine Tenements of the said willam More in the sevāll tenures of Thomas Shingelton Iohn Jefferie Iohn Losende & Iohn Gregorey one Theaste party / And further . . . All that parte of His percell of Land late conuerted into two garden plottys wherof the one ys nowe in the Tenure & occupacōn of y^e said Thomas Vautrole As Tefinte therof at the will & pleasure of the saide willam More and Lyethe boundinge vpon the Southe parte of the demised p'misses And thother percell of the saide garden-plottys is nowe in the tenure and occupacōn of Peter Borangea by lease for Twentie & one years whereof certeyn yers bene yet to come, and lyethe boundinge apon the north parte of a greate stone wall of the saide willam More whiche doth Enclose the great Garden of the seide Willam More beinge now in His owne manuraunce / w^{ch} saide parte & percellys of Lande & gardens graunted by this Indenture dothe lye betwene the saide Tenement called the Ancre斯 howse . . . on the northe parte & the said stone walle of the saide willam More inclosinge his said great garden one the southe part, and the Residue of the saide tow gardens and certaine Tenements of the said willam More not graunted by this Indentur on the weste parte and the Entry or waye aforesaide leadinge to the fower Tefitg affore recyted contayninge Sixe foote in bredth one the easte partie And the

said percelle of lande Hearein graunted dothe contayne in breadth from the este part therof to the west parte Therof in everye place Thirtey foote of Assize. Excepte and always Reserved to the saide william More . . . His . . . conduit pipe passinge thorowe the garden and yearde of the saide premissy into the garden of the sayd willam More . . .

(*Loseley MS.* 1396, f. 20v. Another indenture dated June 30, 1570, is at f. 26r, and repeats with a few differences the terms of the preceding indenture.)

Interesting information is also supplied by an earlier indenture (dated January 9, 1554-5) between Sir Thomas Cawerden and Henrie Filian of Stretham Carpenter, witnessing that Sir Thomas Cawerden has let out 'all that Mesuage or Tenement late beinge in the Tenure & holdinge of Iohn Criktoste s̄vyngm̄ at the will of the same S^r Thom̄s . . .

Together wth all that Celler now in the holdinge of y^e same Henrie ffillyan sett and beinge vnderneythe the Kitchin of the said teſt or mesuage as also all that great porche or gatehowſe of hard ſtone covered wth Leede, the vpper pte thereof lat in the tenure of the ſaid Iohn Criktoste and the nether Rome there now in the Tenure of one Garrett neſe at will Together aswell wth all and ſingul^r the Edific^y buyldings Romes eam^ts and Lib^ty into and from the ſame demized p'miſſes and app'teyn^r there Late and now beyng^e in the Tenures of the ſaid Iohn Criktoste and Garrett Neſe or in the Tenure of either of them / And y^e ſaid S^r Thomas Cawarden hath demiſed . . . those flour pcell^y of grounde hereaft^r pticularlie and playnlye Rehirſed wth all and eūly the Edific^y buyldings ſhoppes and Cellers whatſoēw^r w^{ch} now ar thereon buylded or hereaft^r ſhalbe ſett lyinge & beyng^e . . . that is to wit all that one pcell^y of grounde and howſinge first of the ſaid flour pcell^y Conteynynge in bredeth lxv foote of assise and in lengh lxxxiiij^{or} foote of assise and ys ſett lyinge and beinge abutinge upon the ſaid Teſt late in the holdinge of the ſaid Iohn Criktoft on the west parte, and upon the walle incloſing A Courte of the mansion house there, of the ſaid S^r Thom̄s Cawarden on the South pte and upon A howſe of the ſame S^r Thomas there Comonlie Called y^e Anker howſe on the North parte, and one other pcell^y of grounde wth the howſinge thereon the ſeconde of the ſaid flour pcell^y Conteyneth in lengh lj foote of assise and in bredeth at the west ende thereof xxiiij foote of assise and at theſt ende thereof flourtene foote and A half of assise, and ys ſett and lyinge Betwene y^e ſaid first mēconed pcell^y of grounde on the South parte, and abbuteþ apon the appointed waye leadinge towardes the Lane comonlie Called Carter Lane on the north pte and aboundeth apon y^e ſaid Ancker howſe on the west pte And one other pcell^y of grounde and howſinge thereon, beinge the third pcell^y and now beinge A garden plott in the tenure of Ane ptrich widow and ys ſett Lyinge and beinge at the North ende of the dwelinge howſe of the ſame Ane ptrich within the ſaid Closse / And also one other parcell^y of grounde and howſinge (beinge the flour and Last pcell^y of grounde of the ſaid flour pcell^y Liyne^r beinge and abuttinge apon and Betwene a howſe there now in the holdinge of one Peter Hosyer one the North partie, and the grōnd Letten to Iohn and George Warren on theſt pte, and the ſaid appointed waye app'teynyng^e to the

said Sr Thoms and his heires Leadinge towards the said Cart^r Lane on the south pte, and the seidall dwellinges howses of the said Ane Partrich widowe and Henrie Pole Esquire in part on the west parte / Excepte and alwaies forprised and by theis p'nt resyzed out and from this p'nt demise and graunt vnto ye same Sr Thoms Cawarden his heires and assignes asmoch ground next adioynynge on ye Backside of the said Henry Poles dwellinge howse there / And the howse of the said Ane ptriche as shall Conteyne in breadeth xxiiijⁱⁱ foote of assise, and in Lengh A longe by ye back wall of the said Henrie Poles said dwellinge howse And the dwellinge howse of the same Ane ptriche ffortie foote of assise, The southend of wch excepted grounde doth begyne xxⁱⁱ foote of assise from ye said appointed waye Leadinge to Cart^r Lane / And also excepte and alwaies resyzed vnto the said Sr Thomas ... as moch ground as shall Conteyne vj foote in breadeth for A waye Leadinge out of the said ffirſt excepted ground into the said appointed waye . . .' (*Loseley MS.* 1396, f. 44).

18. *wall adioyninge, &c.* This may be an error, for between the Anchorees' house and the high way there were about 300 feet. And the fact is that in 1570 'concealed lands' were discovered in that part of the monastery and granted to Nicaeius Yetsweirte, and Bartholomew Brokesby. The letters patent (Jan. 26, 12 Eliz.) enumerate a parcel of land, called the Triangle (24 feet) adjoining the churchyard gate; another parcel of land adjoining the triangle, being 200 feet long from the Triangle towards the east, and 16 feet broad from south to north; another parcel of land 'nup Vsitat pro le Leystall contineñ p estimad in fine orien^d eiusdem a quodam portu ibidem quondam vod The Turnegate versus occiden^d Centū pedes assise ac in Latitudine in dō fine orien^d sexdecim pedes assise et in occiden^d fine Centū pedes assise'; and also another piece of land on the west of the Triangle, and adjoining the north end of Ann Partridge's tenement (30 feet long and 20 feet broad) (*Loseley MS.* 1396, f. 92^v).

26. *John Barnett.* This part of Barnard's house must have been the same as the dwelling later on in the tenure of widow Freemount (cf. note to 18, 1), and which was sold to Lord Cobham in 1554 (cf. 16, 23-31).

27-8. *The Chappitor howse beinge on the west ende.* This is an error for 'east end', which was corrected afterwards in the Inquisition (cf. G. S. Fry, *Inquisitiones Post Mortem* (Index Library), i. 193). The grant to Sir Francis Bryan correctly places it on the east side of the cloister.

P. 10, 23. *Staiers cominge out of the Churche.* Cf. note to 9, 4. Exterior stairs leading to a dormitory are still to be seen in what remains of the Friar-Preachers of Gloucester (cf. Palmer, *The Friar-Preachers of Gloucester, Archaeol. Journal*, xxxix, 296).

P. 12, 21. The grant, grounded upon this survey, is dated March 12, 1549-50 (*Rec. Off. Patent Roll*, 4 Edw. VI, pt. 6. A copy in *Loseley MS.* 400, and another in 1396, ff. 51 sqq.). The letters patent enumerate the houses and lands described in the survey. The deed of feofment (1560) to Birch and others (*Loseley MSS.* 348, 423, 1396, f. 56^v. Cf. 68, 9) reproduces the terms of the grant, only where the latter says 'vbi les Revelles dñi Regis modo iacent & reponunt', there

has been substituted 'where the Revels of o' soðaigne Lorde the King then did lie'.

P. 18, 1. In the Inquisition taken at the Guildhall in 1559 (Jan. 20), the house of Lord Cobham is thus described: 'vna mag[] capi^t mansioni siue mesuag^t p'dic^t ac de & in diwsg Cameris iaceⁿ sub magna Camera dce capitiis Mansionis quondm voca^t Le porters Lodge p'ora^t p'dic^t Ac de & in omb^b a^t Cameris coquin[] Sellarijs solarijs galler[] & easiaments . . . dce capiti^t mansioni siue mesuag^t spec^t . . . in possessio^e & occupac^e d*c*i d*f*hi Cobhm temp^m morty sue . . . Necnon de et in vn[] mesuag^t siue tefit & vn[] adiacen^t c*u*^t ptineⁿ scituat^t . . . ppe aquam Thame^s et quondm in occupac^e Willi honning . . . Et dicunt p'terita Iuratores p'dc*i* qd p'dic^t capitiis mansio siue mesuag^t magna Aula dic^t mansio adiacen^t ac p'dic^t Camera vo^t le porters Lodge ac p'dc*i* Camere Coquine sellaria Sola^t gallar^t & gardina ac ceta^t p'missa . . . p'dic^t capiti^t mansioni siue mesuag^t spec^t et plinen^t Tener^t de d*c*a d*f*ia Regina nunc in libo burgagio p fidelitatem tantu^m et non in Capite' (*Inquis. Post Mortem*, Chancery Series II, vol. 121, No. 118. Cf. G. S. Fry, *op. cit.*, 184). See also *Land Revenue Enrolments* (Court of Augmentations), vol. 32, f. 151; *Pat. Roll*, 37 H. 8, pt. 7.

The survey taken by Thomas Blagrave in 1552, part of which has been already quoted in the note to 6, 23, supplies additional information as regards the situation of Lord Cobham's house.

WATER LANE }

SCRYVEN, gentil^l holdethe a tenemente on the Easte syde } abuttinge Northe vpon the highe streate (leadinge ffir from the gate streate to y^e water lane) in lengethe xxx^{te} foote / weste vpon water lane (leadinge ffir from the highe streate to the temmys syde and bridge of the blacke ffryers) in lengethe l^{te} foote. / Sowthe vpon a tenemente in the tenure of Iane ffremounte widowe in lengethe xxiiij^b foote / And Easte vpon a vacante place w^{ch} was the bodye of the churche of the seide blacke ffryers in lengethe lxij foote, and vpon the yarde of a howse in the tenure of Thoms Philypp斯 xv^a foote in the hole on that syde lxxvij^a foote wth a lofte saylinge o*u*^t the tenemente of the seyde Iane ffremounte beinge in lengethe xxvij^b foote and in breddethe xij foote. / abuttinge Northe vpon his oun seide tenement / west vpon the seide wa^t lane & certen lodgins in the tenure of M^r harper: Sowthe vpon certen lodgins in the tenure of the lorde Cobhm, / and East vpon the [seide late bodye of, erased] late west Cloyster of —————— viij^b

LANE FFREMONWTE wydowe holdethe a Tenement wherof the entrye is under the seide tenementes of Scryven and thother romes vnder the lodgings of the lorde Cobhm the hole abuttinge Easte vpon the late Bodie of the Churche of the Blacke ffryers in lengethe by estymacyon xxvij^b foote, and vpon the lat^t Cloyster of the same churche xxj foote by estima^t in thole on that syde by est^t xl^b foote. / Weste vpon certen hosynge in the tenure of M^r harper xl^b foote, and vpon the seide high waye called water lane iiij^{ox} foote beinge the rome of the doer of her seyde entrye & waye into her howse, in the hole on that syde liij . B.

foote. / Northe vpon the seyde tenement of

Scryven xxiiij foote,

. A.

vpon the wall of the seyde late bodye of the Churche towrdes the easte syde
. C.

xx^3 ffoote, and vpon the seyde howsyng in the tenure of Mr harper towradys the
weste syde xv^a ffoot^l, in the hole on that syde (deductinge vij^a ffoote of the butt
ageanste Mr harpers howsyng wch^h is also a pcell of the xxiiij^l ffoote abutted
ageanst Mr Scryvens tenement so that the bodye of this tenement abutthe more
and ferther owte towradys the weste syde ageanst^l the seide howses of Mr harper
then the entrye and butt ageanst Mr Scryvens tenemente is, but only by vij^3 ffoote)
 lij^3 ffoote. / and Sowthe vpon certen hoses in the tenure of the lorde Cobham in-
lengethe lij^3 ffoote and payethe by yeare —— lij^3 $iiiij^d$. (*Loseley MS. 401.*)
No. 429 has the following variants: Scryven's tenement is said to abut 'northe
vpon the seid highe waye to the blacke fryers bridge . . . west vpon the same highe
waye . . .' His loft is given as 'saylinge oþ the entry of the tenemente of the
seide Iane'. No. 429 has also the following note to Jane ffreemownt's tenement:
'No^a she haith payed to Bowcher a q^rs rente dewe at Mydsom 1552. and she
muste have a chimney made by couefinte.'

P. 14. *Document V.* Other copies of this document, made at various earlier
dates, are to be foind in Parcels 421 and 446. In 1547 (Oct. 28) Somerset,
being 'requyred by oþ very good Lorde the lorde Cobham to obteyne of yow the
hall of his lodgynge at the blacke ffearrs', wrote to Sir Thomas Cawarden to ask
him to permit Lord Cobham to have 'the same hall during his abode there at this
instant parlement' (*Letters to 1580*). An undated document in Parcel 424 has
a note to the following effect:

A noet of the lycke that the lorde cobam keepyth	
ffyrst a great hall at	$iiiij^3$ p Ann
A leess hall next to hys howees at	xl^s p Ann
A gallery c ^t xl foet longe and Teen foet brdt	xl^s p Ann
A garthen at	xx^s p Ann
A woyed ground whearin ys a	
coell hous a prvy howees of easment;	xx^s p Ann

20. *pvi gardini.* One of the earlier documents (Parcel 421) says 'pui Graði';
another has 'paris graduū'.

P. 15. *Document VI.* Another copy of this deed, signed by Lord Cobham, is
in Parcel No. 347.

P. 16, 9-19. *adioynyng, &c.* Compare the limits and measurements of this
hall with (1) the total length of the buttery and hall place over the buttery (6, 28);
(2) the measures of the two rooms at the north end of the tenement demised to
Lord Cobham and afterwards to Farrant (27, 18-22; 29, 17-21). The difference
of three feet (two feet, if we take the measures given by the Latin lease) is
explained by the fact that in one case the thickness of the walls must have been
taken into account.

P. 19, 19. *Office of the Revels.* The place of the Storehouse of the Revels
must have been shifted several times. In 1548-50 we are told (Doc. II and III)

that the Revels lay north of the 'frater', and probably in the 'frater' also (see note to 3, 18). But in 1553 (at the latest) Sir Thomas Cawerden let out the eastern part of the 'frater' and part of the hall over the buttery to Sir John Cheeke (*Loseley MS.* 1388). The western part of the 'frater', however, was still vacant, and there the Revels may have remained till 1554 when this part of the building was let out to Frith (*Loseley MS.* 401; the lease is dated 1555). But at about the same time (c. Sept. 1554) Sir John Cheeke obtained the royal license to travel abroad, and though he paid his rent till 1557 (*Loseley MS.* 1390), he must have vacated the rooms, foreseeing that he would not return to England for some years. This is how the Revels, as is said in this document, could be removed to Sir John Cheeke's lodging. According to the books of the Revels Office, from 1555 the Master received rent for five rooms (see Feuillerat, *Revels at Court, Edward VI and Mary*). There were four rooms in Cheeke's lodging, the fifth room was probably the great vault mentioned in note to 20, 9-10, the same which, later on, was to be used by Sir Jerome Bowes for his glass-house.

P. 20, 5. *eight yerds*, &c. The difference between this breadth (about 27 feet) and the thirty-six feet of the buttery underneath can, perhaps, be accounted for by the breadth of the gallery (10 feet) which ran at the top of the building.

Cf. 24, 4.

9-10. *willm More*. His house was formerly Sir Thomas Cawerden's own mansion-house. (Cf. note to 20, 11, Indenture Frith-Austen.) A description of Cawerden's house—which will be found to agree with that given in the deed of feofment to George Smith, &c., and in other documents printed in the Notes (see Index)—is supplied by the draft of an indenture dated February 12, 1559-60 (which, probably, remained unexecuted), witnessing that Lady Elizabeth Cawerden and William More haue demised to one Anthony [surname illegible, the paper being corroded; but the first letter was certainly a B, the letters 'own' are still visible in the endorsement, and in a list of legacies given by Sir Thomas Cawerden is to be found 'Mr Anthony Brown one of the Iusticcs of the coomon pleyes' (*Loseley MSS.*, vol. v Cawerden, &c.)], 'one of the Quenes Maſſ iusticcs of her coēn benche' 'such ptes pcells & porcōns of the cheſe mansion house & of other houses romes places sellery vawtes orchards gardens condytes waters wayes entres & easements w^{ch} late wer of the seid S^r thomas Cawerden wⁱⁿ the cyrcuite compasse & p'cyncte of the place coēnly called the blacke ffryers next ludgete as bef^d ptycularly hereafter exp'ssed & declared that is to saye, the grete halle & the plor in the cheſe mansion house of the seid S^r thom^s cawarden wⁱⁿ the seid p'cyncte, And also the kytchyn larders pastre houses & rome in the churche lyeng togeyther toward the North from the seid halle bytwen the seid halle & the churche ther newly made & the too lytell chambers ouȝ ageynst the seid kytchyn towards the west, an entre lyeng bytwen the seid kytchyn & chamberys & the too vawtes & romes vnder the seid too lytell chamberys togither w^t a grete vawte or rome next the ground adioynyng to the same lytell vawtes or romes, and also the hall plor & kytchyn & all the chamberys lodgyngs romes placys & other houses now coēnly called or knownen by the name or names of

lyggons lodgyng, and also one other grete rome or vawte next the ground next the entre in the west ende of the garden openyng into the same garden wherin now the robes of the revells do lye and also lytell rome or chamber adioyning to the seid ffyrst wrytten plor & towardys the west [from] the southende of the same pler goyng vpp iij or iiij steppys of steyers from the seid pler into the same lytell rome or chamber, and also one grete chamber next adioyning to the seid lytell chamber, and also one other lytell chamber next adioyning to the seid last grete chamber & lyeng towardys the west from the seid grete chamber, all whch three last seid chamberys haue sefull wyndowes into the grete garden ther towards the north from the seid three chamberys, and also the hole & entier place oþ the seid three chamberys & the other lodgyngs of the seid Dame Elizabeth cõenly called the grete darke gallerye or place of stoage togyther w^t the stayers & stayer romes ledyng from the ffyrst seid plor dore towardys the seid lytell chamber adioyning to the seid plor ledyng vpp to the seid darke gallerye or place of stoage, and also the grete square garden & the water condyte or condyte pype in the west ende of the same garden w^t all & syngfer ther app'tefincg, and also all the houses edificg & buyldynys wayes voyde groundys houses of easement chamberys romes & placys of what kynde or sorte so eþ they be, or by what so eþ tytles names or tmes they be knownen called or named sett lyeng or beyng next the ground or in any myddell rome bytwen the walle or gate ledyng out of the seid grete garden into the churche in the este corner of the seid grete garden along as the seid house goeth or lyeth from the seid walle or gate vnto the dore or entre in the west ende of the seid garden & also all the wallys round aboute the same garden, & also the entre of the west ende of the same garden & also water to be taken & caryed lyfallye sufficiently & frely at all tymes from the condyte by the west ende of the entre in the west ende of the same garden, and also the voyde rome gate & wallys lyeng & beyng from the last seid entre vnto the cõen lane or waye ledyng from ludgeate vnto the brydge cõenly called the brydge at the black ffryers w^t ffree gate goyng & comyng caryeng & recaryeng for all psons carriagg & thyngs what soeþ in & thorough to & from the same /' (*Loseley MS.* 332 (42)). For other mentions of Sir Thomas Cawarden's or Sir Wm. More's house see Index.

ii. *Rychard ffryth*. From this passage it is pretty evident that Frith must have had that part of the 'frater' which lay to the west of Cheeke's lodging. (Cf. 24, 34 sqq.) This is corroborated by some of the following documents. There are in the *Loseley MSS.* several leases in Frith's name, for Frith, who was a 'scolemaster' (*Loseley MS.* 401), held several tenements in Blackfriars, notably two tennis courts on the north and west sides of Mr. Blackwell's house (*Loseley MS.* 332 (59) or 1396, f. 9^v). The lease which probably relates to the house alluded to here is the one dated April, 1555 (*Loseley MS.* 332 (39)), renewed on the 24th of December, 1559 (*Loseley MS.* 332 (59) or 1396, f. 9^r), and ended at Lady Day, 1589. It enumerates 'as well on mancion howse w^t thappetefincg wherin the sayd Rycharde nowc dwelliþe . . . as also all solers sellers vawys yards and all suche entries as do at this presente time sþve for the owtgoyng

and in Comynge vnto the sayd mansion howse and all other Cōmoditis and easements'. The rent fixed was eight pounds, which sum points to a very important tenement (Sir Henry Neville paid only six pounds). It is certain that one of the rooms included in that lease must have been somewhere over the entry to the 'frater' or 'hall place' over the buttery, for in an indenture made the 20th of March, 1564-5, between Richard Frith and John Austen, it is said that the said Frith has demised 'all that one chamber or loft w^t a chymney therin being nexte vnder the rofe where the highe gallerye of William More esquier apperteninge to his howse w^thin the laite blacke fryers afforesaid some tyme S^r Thomas Cawarden knight did stand w^t said loft or storye is the vppermoste and highest storye of the tenement or mesuage nowe in the tenure and occupacyon of Thomas hall Musicon^l the w^t sade chamber or storye amongst other the said Richard ffrythe haith . . . by one indenture of lease . . . beringe Date the xxiiijth Day of December in the Secounde yeare of . . . [Elizabeth]' (*Loseley MS.* 348. A copy in 1396, f. 18^r). Frith had also a tennis play in the kitchen yard, for in a memorandum dated 'vj die Ap'lis 1562' we hear of 'a Lease gūnted to ffryth for vij yeres from or lady day last yelding xx^s p and at iiij termes vsall viz. the vawte or seller lying next the tennys pley for w^t he hath gūnted lycence to alter the pale so as ther may be a convenient way between his pale & M^r Nevells newe steyres into the house of my M^r wherein John horley doth lodge' (*Loseley MS.* 406). There exists also another document, dated Dec. 1, 1561, according to which Frith permitted Sir William More to use a 'conduite hedde or howse whereat the tefinty of the sayde wyffm More . . . doo fetche and drawe watere and owt of w^t one Smale pype or quyll of Ledde dothe yssue and rūne for the sʒuice of Baynards castell', which conduit, it appears, was 'sette vppō percell of the p'mysses comprysede' in the 1559 indenture, 'that ys to saye in and vpon one waye or entrye ledynge owt of water Lane . . . towards and into the mancyon howse of hawle and wherein I [Frith] doo keepe my dawsynge Scole' (*Loseley MS.* 1396, f. 19). This fountain head had a void ground annexed to it 'beyng but a conuenyente place for people to stand in and to drawe and to take watere' 'seuerede, deuyded, and inclosede from the entree or waye aforsayde that ys to saye on the Lefte syde of the sayde waye or entrye ledynge vnto the howse & scole aforsayde'.

22. *garden*. There was a door closing this garden, for in an account of one of More's servants (*Loseley MS.* 405 A) we hear of 'a payre of hengys for the garden dore next to M^r nevells' bought on Nov. 1, 1560, and of 'a paire of longe crosse garnettys for the newe garden dore' (Dec. 3), 'Item for one other keye to the newe garden dores so in all iiij keyes wherof one w^t your woman one w^t your self one w^t M^r Nevell & one w^t M^r Creswell' (Dec. 16).

P. 21, 14. *lyggens lodgings, &c.* There exists a document (dated Feb. 15, 1564-5) relating to Lygon's lodging which runs as follows: 'Omnibus &c. Sciatis me p'fatum Willum More . . . tradidisse libassc feoffasse concessisse . . . Henrico Knoles Armigero totū illud mesuagiu siue Tenementum meū cū ptineū vocal̄ seu cognit̄ per nomen de ligons lodginge Ac dudum in tenura siue

occupacōne Rogeri Lygon Armigeri ac om̄ia domos et edificia eidm̄ mesuagio siue tenem̄ ptineñ . . . int̄ gardinū mei prediçī wiñmi More ex parte Boriali et quoddam Claustum vocañ vetus Claustum eiusdm̄ nuper domus ffr̄m ex pte Australi. Ac subtus domū mansionalem dið wiñmi More nup Thome Carden Militis defuncti . . . Ac liberū introitū et ingr̄m ad et in mesuag siue tenem̄ p̄dic. Ac egrūm exitū ab eođm̄ mesuag siue tenemento per mediū prediçī gardini p̄fati wiñmi More tam per quandam viam duceñ ab eođm̄ gardino vsq; et in venellam siue viam cōiter vocañ waterlane duceñ ad Thamisiam et cōuem pontem vocañ le Black ffr̄iers bridge quā p̄ aliam viam duceñ a gardino p̄dicto vsq; ad venellam vocañ Carterlane in ciuitate p̄dið . . . p̄ termiñ vitæ naturals ip̄fus Henrici Knolles' (*Loseley MS.* 1396, f. 36). In one of the documents relating to the Jerningham-More lawsuit we find mention of a 'howes & logeyng cawlyd of Aunsyent tyeme by the name of the Lade pars logyng . . . now in the Tenuer of Mr Lygeñs' (*Loseley MS.*, Bundle 424). In another undated document (same bundle) the house 'callyd The lade ps logyng w̄h A pler thear vnder' is said to be in the tenure of 'S^r Thm⁹ Saunders'.

P. 24, 4. *high Gallary, &c.* In the 'Accompt of Thoms Totnall the vij of february 1564 for the quart^r of a yere fully ended at X̄pas Last' are included the 'Chargys for pulling downe the high gallary' (*Loseley MS.* 406).

P. 25, 10-11. *a certeyne sprynge or water, &c.* Cf. note to 20, 11. There is also among the Loseley Papers (No. 1396, f. 33^v-34^r, or, with Pembroke's signature, No. 332 (48)) an indenture dated Sept. 1, 1561, between the Earl of Pembroke and William More, according to which More allowed the Earl of Pembroke to convey the water through several cisterns to Baynard's Castle. In return Pembroke agreed to set a pipe of lead with a convenient cock of brass in Sir Henry Neville's house. Other letters relating to this quill of water are to be found in a Portfolio (unnumbered) containing letters from different noblemen to More.

P. 27, 3. *Sylk dyers.* *Loseley MS.* 406, has the following entries:

'the Sylke dyers for y^e house late S^r henry Nevell Knight ——ijj^{li} vjs vijj^d
incip^t ad fest anun^d
Beate marie 1570 p uno
qr anni tunc finit'

S^r henry nevel his rent dyd Cease at or Lady Day 1568 . . .
rent increased S^r henry Nevells rent revived by strayngers viz. the Sylk dyers
from Cristmas 1569 vnto xxwks p Anñ the first paymt therof Due at or
Lady Day 1570 by y^e q^rter ——ijj^{li} vjs vijj^d.'

From a document in *Loseley MS.* 425, it appears that Sir William More bought the lease from Sir Henry Neville for £100.

P. 28. *Document IX.* The counterpart of this lease, with Farrant's signature and seal, is in Bundle No. 348. It is endorsed 'Rychard fferrant' in More's hand, and (in another hand) 'expired'.

P. 29, 19-20. *fifflye and syxe foote.* An error for forty-six feet (cf. No. VIII).

P. 35, 35. *received v^u.* In 1549-50 (March 1) Sir Thomas Cheyney obtained

a decree, made by the Court of Augmentations, allowing him £5 a year for his rent. (See Feuillerat, *Office of the Revels. Elizabeth*, note to p. 6, l. 35.)

P. 37, 24. *acquittance*. This document is in Bundle No. 1326. A copy is in 1396, f. 101^v-102^v.

P. 38, 9. *Willm Ioyner*. In 1563-4 'Ioyner M^r of ffence' was assessed on £7 (*Lay Subsidies*, 145). In 1576 he was still living in Blackfriars (*Ib.*, 145).

13. *dede of conveyaunce*. A copy of this document is in 1396, f. 102^v.

16. *Thoms Hale*. In 1563-4 Thomas Hall was assessed on £3 (lands in Blackfriars) (*Lay Subsidies*, 145).

35. *Xyfer ffenton Thoms Austen and John Lewes*. These were evidently the houses to which William More pretended title in opposition to Henry Poole's claim. (Cf. head-note to No. X.) One of them must have been the house called Mr. Portinary's house in the old surveys.

In *Lay Subsidies*, 145 (for 1576), Christopher Fenton of St. Anne's in the Blackfriars is said to be 'M^r Creswells sȝunt'. For his house see Nos. XV and XVII.

P. 39, 12. *lease, &c.* A copy of this lease is in *Loseley MS.* 1396, f. 102^v-103^v. It contains no description of the houses.

P. 46, 35 sqq. Another document, apparently a rough draft, reproducing these interrogatories from 'Margaret Harbottell &c.', down to page 53, 'thincketh yt was so', is in *Loseley MS.* 438.

P. 48, 9. *their howses*. After the word 'howses' No. 438 has 'vz. the newe howse'.

P. 51, 11. *woodman*. All I have been able to find regarding this Woodman is the following document: 'A vewe [] firste of Ap[ril] soche hurt and [] as was done by [] woodman to the h[ome] of him taken of S^r Thomas Carden knight vewed by Io[hn] howlite Richard lee Steuen parratt patryck Kelleye /

euy cacement Imprimis in the vpper gallerye to casements taken awaye glas conij foot dyl of and all / and the glass off other ij cacementys taken awaye / glas / and ix quarrells of glasse lackinge.

In the bed chaumber a doer wt a locke.

In the ffyrst greate chaumber vj shorte barres wt singell locketts and ij standing barres /.

In the lyttell Kytchen a greate doer lock & keys wt iij Kytchen planckes /

In the ffirste hall beanethe A portall of loyned work wt ij doers and ij latches on it /

In the entry to the Kytchen a portall and ij doers in it and a greate crooked bowlt of the doer of the owld waye going into the strete /.

In the kytchen A larder enclosed all of borde conij foote long & viij foote brode and a kytchen borde /.

[Signed] Steuyn paratt
pattrick kelley,

(*Loseley MS.* 402.) [See also summary of the Blagrave survey, as given by Sir Walter Besant.—E. K. C.]

P. 53, 36. Another document in Bundle No. 438 gives the 'sayings' of other witnesses, who may have been the witnesses on Poole's side. One 'Kerners wyf' remembered that she dwelt with one Parpoynete, a wine seller, in Bywater's house, 'at suche tyme as Anne Askewe was burnt', but she never knew Lylgrave, Fereby, nor Fyrole.

Another vintner, Woolverston, 'sumtyme fryere of the blackfryers', and two other friars said that Fereby lived in Bywater's house, and that Lylgrave dwelt in Joyner's fencing-school, but he added that Fereby never dwelt 'where Lylgrae dwelt nor Lylgrae where fereby dwelt nor that S^r Thōm̄s Cheynye had e^w anye of eythere of the sayd howses'.

Bywater's wife said that Fereby occupied Bywater's and Joyner's houses together, but, according to her, neither Lylgrave nor Sir Thomas Cheyney 'dyd e^w occupye the sayd howses or anye of theym neythere that ffereby dyd e^w occupye that howse that S^r Thomas Cheynye hathe newe bult or that where S^r portynarye afterward dwelt'.

Lastly one 'fflore' said that 'ppoynte dyd kepe a tauerne where Ioyñ keeps his scole and had also Bywaters howse', before the dissolution. He asserted also that Sir Thomas Cheyney inherited the house (which was strongly denied by More). 'Also he saythe that fereby had the sayd howse and Lylgrae also but he saythe that fereby ned̄ had Portynaryes house nor the newe howse nor that S^r Thomas Cheynye e^w had bywaters or Ioyñs howse in his occupacōn'.

P. 55. Document XII. The counterpart, with Bonetti's signature and seal, is in Bundle No. 348.

22. *Rocco Bonetti*. Bonetti was an Italian fencing-master who came to London c. 1569. He took first a house in Warwick Lane and then moved to the Blackfriars, where he bought John Lylly's lease, and also obtained from Mrs. Poole a grant of her own estate. It appears that he incurred extravagant expenses in building certain houses upon William More's ground without his landlord's consent, and that when he had thus run into debt, More threatened to evict him. A correspondence, extending from July, 1584, to Jan. 1585-6, signed by Peregrine Wylloughby, John Northe, Walter Ralegh, who interposed in his favour, and Robert Sothebie, Robert Forthe, Thomas Aldersey, William Salter, who acted as arbitrators, is preserved among the *Loseley MSS.* (*Letters*, 1581-1600, and *Letters Undated*). No. 419 is also a petition from certain workmen to whom Rocco was indebted for work done in 'the new howse lately buylded by Senior Rocke vpon yo^r worships grounde at Blackfriers'. The lease here printed was the outcome of this affair. It was granted for ten years only, in spite of the urgent appeal of the above-named in favour of a longer term. An interesting description of Bonetti's fencing school is given by George Silver in his *Paradoxes of Defence* (1599). See also Dasent, *Acts of the Privy Council*, N.S. viii. 395, ix. 41, x. 333, xi. 183.

P. 56, 5-11. *A hawle, &c.* Compare the rooms enumerated in this document with those enumerated in Bywater's lease.

12-18. *All wch Chambers, &c.* Compare these measurements with those of the kitchen and chamber in the Survey (7, 28 sqq.).

22. *John Lyllie.* After Richard Farrant's death, in 1580, Anne Farrant sold the lease to William Hunnis and to John Newman. Then the theatre passed into the hands of Henry Evans, who in his turn sold the lease to the Earl of Oxford, who gave his interest to Lylly. (For an account of the different managements of the theatre, and of the disputes which ensued, see my article in the *Shakespeare-Jahrbuch* for 1912; for the lawsuit between Ann Farrant and Newman and Hunnis, the documents among the Court of Request Proceedings, published by Dr. Wallace in his *Evolution of the English Drama*, pp. 160-8, are to be consulted.) I have found no trace of the lease sold by Lylly to Bonetti. All that we know is that in 1584 Lord Oxford and Lylly paid respectively £20 and £8 for their annual rents, and that in 1585 the same sums are entered in the name of Lord Hunsdon (*Rentals for 1584 and 1585*). These are probably the two leases to which William More referred in a letter he wrote to Lord Hunsdon [in 1586, April 8] when he said: 'The howses yow had of Lyllye I determyne that assone as theye bothe shall cum into my handy to kepe them to the onelye vse of me and mye chylderne' (Draft of the letter in *Loseley MSS., Undated Letters*). See also in Lord Hunsdon's answer to this letter: 'So as I may enioye wthall the other tow^e howses, w^{ch} I haue payd derly for according to their severall leases wth such comodities as is allowed in one of the said leases, w^{ch} ys to haue a Pype of watter w^{ch} was wonte to belonqe to one of those howses w^{ch} ys nowe by yo^r consent turned to my Lorde Cobhams howse w^{ch} is contrarie to yo^r owne lease . . . And for the leases w^{ch} I bought of Lyllye, sens yo^w meane to make no longer state of them, I must be content wth those yeres I haue alreddie paid for, And as yo^u will looke to haue yo^r rent for the same so I must looke to haue such covenants pformed as are graunted by yo^u in the said leases, whereof the specialest thing ys the Pype of water, w^{ch} I am shewer yo^u will not thinke reason to receave so greate a rent and to take awaye the water w^{ch} is the cheefest thing belonging vnto yt' (*Loseley MSS., Letters, &c.*, vol. 8, f. 58). This mention of the 'pipe of water' identifies one of the houses with the north section of Farrant's theatre, for that was the only one of More's houses (his own mansion-house excepted) which was supplied with water. This is corroborated by another letter (Oct. 11, 1591), in which one William Skynner recommended to More a namesake of his, who wished to obtain a piece of the tenements in Lord Hunsdon's tenure, i.e. 'two small romes wth a cellar & a litle backsyde' which rooms seem to be those described in Farrant's lease (cf. 30, 36 sqq.). It is certain also that Hunsdon had that part of the 'frater' which was sold to Burbadge, since in 1595 (Jan. 9) he wrote: 'And vnderstanding that yo^u have all redie parted wth part of yo^r howse to somme that meanes to make a playe howse in yt: and also hearing that yo^u meane to lett or sell yo^r other howse, w^{ch} once I had also; Theis are hartelie to pray and desyre yo^u, that I may have yt at yo^r hand' (*Letters, &c.*, vol. 8, f. 61). Another letter, dated April 14, 1590, relates to the same houses: 'Whereas one of the leases of yo^r howses w^{ch} I have in the black ffriers is all redie expired, and y^e other will be likewise voyde betweene this and our Ladie day next: I am heereby to intreate yo^u to doe me y^e favour vpon surrender of y^e ould Lease to grante me a newe of them

both ioyntlie together, w^{ch} favour yf yo^u please to doe me, yo^u shall find me a verie good tenant and frend to yo^u otherwise wherein I maye: And whereas yo^u other tenaunte having y^e vse of y^e Leads, either by negligence or otherwise, suffereth y^e boyes to cutt vpp y^e Lead wth knifes or to boore yt through wth bodkyns, wherby notwthstanding y^e cost I have all reddie bistorwed, and that I mynd to doe, y^e rayne cometh throwghe, and y^e howse therby much annoyed, yf yo^u please to lett me have y^e vse of them to my selfe, I willbe bounde to y^e reparacōns therof, and think my selfe beholding vnto yo^u' (*Letters, &c.*, vol. 8, f. 59). More made a first draft of a letter agreeing to renew the leases (April 17), but the next day he changed his mind and wrote that he had promised the houses to his daughter Wooley, and so could not part with them (*Letters*, vol. 8, f. 59^v and f. 60). Lord Hunsdon had also a third house—a large house and garden—for which he paid £50 yearly (*Rentals for 1584 and 1585*). This must have been More's own mansion-house (cf. *Letters, &c.*, vol. 8, f. 58).

25. *the howse of Sr George Carewe.* It is not known how Sir George Carew came to live in Blackfriars. He must have bought property from Jerningham, or rather from Kempe. What is certain is that in 1576 Anthony Kempe was assessed in lands in Blackfriars on xlⁱⁱ (*Lay Subsidies*, 222), and that in 1584–5 Sir George Carew was assessed on the same sum of xlⁱⁱ (*Lay Subsidies*, 288). The lands in Blackfriars belonging to Sir Henry Jerningham must have been sold even before his death. For, from a letter dated August 24, 1566, written by one W. Winchester to 'mikes fyngley Ioyner dwelling bysydes Charing Crosse', we know that Kempe, elsewhere given as 'buyer' of Jerningham's title, was at that time making alterations in his house. The following extract is interesting: 'Vnderstanding that yo^u haue taken in hand certen worke of Mr Kemps in his house at the black fryars herin London: and that yo^u ar abought to pull downe a piller of stone wherupon s₃ henry Nevell Knight and Wifm More esquyr theire howses dependeth / and that as I am credably informed by the vyewers of the Cyttye yo^u cannot wthout grete pell to ther said houses poede therin any further &c.' (*Letters to 1580*). From a petition of the inhabitants of Blackfriars to Sir Nicholas Bacon and to Sir William Cecil, Knight of the Garter, Lord Burghley, Lord Treasurer of England—therefore written between 1572 and 1579—we know also that one Henry Naylor 'procuredd an interest vnto a voyde place' 'being, at the tyme of the dissolucon of the sayd ffreers . . . vsed by theym as a Cloyster, comenly called the Inner Cloyster' and turned it into bowling alleys to the great annoyance of his neighbours (Draft of the petition in *Loseley MS.* 414; other draft in No. 413). [Cf. Dasent, xiii. 76.—E. K. C.]

P. 68, 9–11. *two lower Romes.* Evidently that part of the parlour, under the 'frater', which in 1572 was described as being near the buttery, consequently at the north end of the building.

P. 69, 30. This deed has the following endorsements: 'Sealed & deliūed in the p̄ce of the ps ons whose names been herevnder subscribed: George Austen William Serche scryvanor'

the other pt of this indent² was sealed & dd by S^r w^m More before a M^r in

Chauncery quarto die februarij Anno xxxvij^o infra scrip^t & possession also geven
the same daye. No bond for pformance of the covennty wthin mencōned Ge:
Austen.'

P. 70, 27. *John Tyce.* The situation of Tyce's tenement is shown by the following extract from an indenture, made the 5th of June, 1603, between Sir George More and John Strompro alias Tice, witnessing that Sir George More has sold to the said Tice 'all that little pece or pcell of lande, as it is nowe bounded & sett out, lyng . . . wthin the p'cincte of the saide late Blackfryers adioyning to the high way ledinge from Ludgate to the water of Thames on the west pte and the Messuage or Tenement now in the occupacon of the saide Iohn on the South pte & the waye or voide grounde ledinge from the saide high way into the glassehowse there on the north and Est ptes and extendeth it self in length, from the saide high way estwardly Sixe and Thirtie foote of Assice & in bredeth at the est end Twelve foote of Assice and in bredeth at the west end nyne foote of Assice together wth the Reulcom^t of the saide pcell of land above bounden & wth ffre and quiett ingress egress & regresse to & from the saide pcell of land above bounden in by o^w & vpon the saide way or voide grounde ledinge into the saide glasse howse at all conveynient tymes . . . one lease of the saide pcell of land amongst other made & graunted from the saide S^r George More to S^r Jerom Bowes Knight for certen yeres yett induringe alwaies excepted & foreprised . . .' (*Loseley MS.* 332 (60)). For the lease to Bowes cf. 98, 20-8. Another document (*Loseley MS.* 349), dated June 3, 1603, is a consent to the sale signed by Sir Jerome Bowes. It describes the parcel of ground in exactly the same terms as the deed of sale.

P. 78, 29. *Sir Richard Michelborne.* In 1584-5 (Feb. 16), Margaret Poole, for the sum of £105, sold to Sir R. Michelborne all the messuages and tenements in the tenure of Christopher Fenton, with this condition, that if this sum was paid back to Michelborne on the 19th of June, 1585, the indenture of sale should be void (*Rec. Off. Close Roll* 1215).

P. 84, 31. *Thirde pte.* A deed, dated June 19, 1613, though not bearing upon this property, shows how Charles Poole, grandson to Henry Poole, had a third part of his grandfather's lands. It is probably from Charles Poole that Maunsell had his title to the third part of Fenton's tenement (see *Rec. Off. Close Roll* 2182).

P. 98, 1 sqq. *greate howse, &c.* All the messuages and rooms enumerated from 98, 1 to 94, 4 were leased to Ralph Bowes in 1596 (March 3). Cf. 98, 18. This lease, which practically agrees with the deed of sale here printed, is *Loseley MS.* 332 (356). In 1611 (July) the property was divided between the three owners in the following manner: 1. Richard Brooke had the staircase leading to the church, with the entry at the top; the great kitchen adjoining the church, with a cellar underneath; the great hall adjoining the kitchen; the parlour next the hall; a little room adjoining the parlour, and part of a great chamber in the occupation of John Bushroom which lay on the east of a staircase leading to William Robson's rooms; so much of the long gallery as lay directly

over the little room and part of the great chamber (about 43 feet in length) and so much of the great yard as contained 45 feet to be measured from a mark in the wall on the East side of the door of the staircase leading to William Robson's rooms (*Close Roll* 2091);—2. John Freeman had four rooms in the occupation of John Bushroom, lying in part over the glass house; the rest of the great chamber; so much of the great gallery as lay over the great chamber and four rooms; so much of the glass house as lay under the four rooms; two rooms in the tenure of William Robson on the east side of the glasshouse; all the cellars underneath, and so much of the great yard or garden as lay before the four rooms and extended to the wall of the churchyard (*Close Roll* 2091);—3. William Banister had all the rest, next adjoining the theatre, that is to say: 'All that the gatehouse with thapp̄tefing [i. e. the Pipe Office] on the west side of the side of the sayd monasterie . . . And all that part and soe much of the houses roomes or buildings adioynyng to the sayd gatehouse on the east side thereof as doth extend or reach from the stone wall of the sayd gatehouse eastwards vnto a nayle there (fixed in the stone wall beyond the stayers there leading downe into the great vault or roome vsed and ymployed for a glasse house with a floore deluce on the head therof and conteyneth in length eastwardly from the sayd stone wall of the sayd gatehouse vnto the sayd nayle with a ffloore deluce twenty and three foote and tenne ynches or nigh thereaboutys litle more or lesse. And all and every and soe much of the valty cellerage ground and soyle as lyeth directly vnder the same parte of the sayd roomes or buildings and soe much of the long gallery as lyeth over the same parte of the sayd roomes And alsoe all that and soe much of the great yard or garden there as extendeth yt selfe from the sayd stone wall on the east side of the sayd gatehouse vnto the sayd nayle with the flowerdeluce on the head and conteyneth in breadth from the east side of the sayd stone wall of the sayd gatehouse vnto the sayd nayle twenty and three foote and tenne ynches of assize or nigh thereaboutys And soe from the sayd nayle rangeth directly over vnto the house there wherein John Warton nowe dwelleth and the stone wall adioynyng to the Churchyard there on the south together with fre . . . ingres . . . through the gate standing vnder the messuage or house wherein Stephen Egerton Preacher nowe dwelleth' (*Close Roll* 2091). Banister's part was sold in 1616 (July 11) by his son Thomas to Gedeon Delaunay (*Close Roll* 2305), who, the next year (March 16, 1617) sold it to Jacob Hardrett (*Close Roll* 2376). Lastly, in 1619 (Nov. 2), Gedeon Delawne bought from Jacob Hardrett a 'new erected mesuage' 'built vpon part of such old housing & roomes as heretofore the said Gedeon Delaune did sell vnto the said Iacob Hardrett' in 1617. This tenement is said to be 'adioyning to twoe other new erected tefit of the said Iacob hardrett towards the west one of them in the occupacōn of henry martyn Esquier & the other in the occupacōn of master mason minister & towards the east vpon the mesuage or tefit now in the occupacōn of mistris Basill widdow & conteyneth on the ground in breadth from east to west that is to say from the great gate neare the playhouse vnto the said mesuage or tefit in the occupacōn of the said widdow Basill twenty & foure foote

of assize or thereabout^s & in length from north to south on the east side thereof forty & three foote of assize or thereabout^s . . . & also all that litle plott of ground as the same is now enclosed lying directly before the north part of the said hereby bargained messuage or tenement & abutte^t vpon the garden wall of the said Gedeon Delaune towards^d the north & is enclosed with a stronge pale towards^d the east & south party thereof & conteyneth in length on the west side of the same plott of ground from the south side of the foresaid brickwall at the end of the said garden of the said Gedeon Delaune vnto the great gate there leading from the Playhouse there towards^d the Church of Blackfriars thirty & one foote of assize or thereabout^s & on the east side thereof from the foresaid south side of the said brickwall towards^d the South nyneenteene foote of assize or thereabout^s together with the void ground & soile thereof lying betweene the said plott of ground & the said mesuage or tenement hereby bargained' (*Close Roll 2416*).

12. *the pish Church.* 'In Queene Maries tyme, Sr Thoms Cawarden, beinge in disgrace wth her Matie, and then not likt of the Lordys of the Counsell, . . . seinge howe hardlie he was vsed in respecte of his Religion, he made a Chappell in a pt of his dwelling howse' (*Loseley MS. 425*). According to the same document, William More, when he had bought Cawarden's estate, suffered the said chapel to be used for divine service. There are among the *Loseley MSS.* several documents which help in locating this church. They are, besides those given here, *passim*, Nos. 349, 332 (59) or 1396, f. 9v. See also *Rec. Off. Close Rolls*, Nos. 2150, 2953.

31. *Thomas Jones.* The situation of this tenement is given in an indenture dated March 6, 1572-3, between William More and Thomas Jones, witnessing that More has demised 'that rome . . . wth the lofe next o^wn the same of late newly made . . . sett standinge . . . wthin the garden of the saide Wilm More that is to saye on the Este syde of the same garden . . . together wth a conveniente place wthin the vate next vnto the same Rome . . . towards the Est to Laye woode . . . that is to saye in brede^the ffrom the Rome . . . aboue Demised vnto a piller of stone sett and standinge next vnto the saide Rome or lodgings wthin the saide vate towards the Este And in lengthe from the saide Pillor of stone standinge next vnto the saide Rome or lodgings directly vnto the stone wall of the vate towards^d the Southe . . . and also all the weynescott . . . glasse wyndowes . . . sett and standyng^e wthin the saide Rome' (*Loseley MS. 348*. Also 1396, f. 76v).

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